



Action
SANDY HILL • CÔTE-DE-SABLE
Meeting of the Board of Directors
Minutes / Procès-verbal

Monday, March 30, 2016
6:00 to 9:00 PM
Sandy Hill Community Centre

Present from the Board: Chad Rollins, Bob Forbes, Ian Anderson, Susan Young, Marc Tremblay, Denis Forget, Benoit Belisle, Judith Rinfret.

Regrets: Willow Scobie, Sally Southey, Pat Archer, Jeremy Silburt (who arrived half-way through).

Present from the community: Emeline Sparks (Councillor Fleury's office), Larry Newman.

Agenda:

- | | |
|---|-------|
| 1. City staff will make a presentation concerning cycling and pedestrian improvements on Somerset East. | 18h00 |
| 2. Welcome & Introductions to the monthly Board meeting | 19h00 |
| 3. Review & Approval of Agenda | 19h05 |

Items 6 d,e, and f were added. Susan moves, Ben seconds to approve agenda as amended. Motion passed.

Decision

- | | |
|---|-------|
| 4. Review & Approval of Minutes of previous meeting | 19h08 |
|---|-------|

Denis moves, Ben seconds. Motion passed.

Decision

- | | |
|--|-------|
| 5. Councillor's Report and Questions from the floor – Mathieu Fleury | 19h10 |
|--|-------|



Emeline provided the councillor's report:

- City looking for roadmarking feedback in May.
- April 24 is the date for Campus station closure. Certain bus routes being re-routed to King Edward. It's not certain whether Campus station will stay open.
- Town and Gown meeting took place at the end of last month. Looked at placement of waste receptacles. Upcoming article in Image Sandy Hill.
- Chad commented on the dirtiness of Ottawa's streets.
- Susan mentioned her willingness to discuss the Trees in Trust and Tree group with the councillor in his outreach with the community.
- Responses to questions from ASH:
 - St. Patrick's Day: Met with By-law and Police early in the day. A 20% decrease in calls in the Ward occurred. Issues tended to be dealt with promptly.
 - Timeline for the rooming house by-law review: it's now part of the workplan but Council will look at it. Mathieu can propose a motion to put in on.
 - Police noise response: Police considering downloading responsibility for noise complaints to By-law. Looking for a solution by the end of the month. 3600 calls may be moved over.

Information

6. Special Items 19h30
- a. John's discussion paper

Bob asked Emeline whether Mathieu has a budget to fix bulbouts for safety reasons.

- b. Decision on the opening of Chapel/Beausoleil intersection

ASH withdrew from the OMB appeal. The hope is that the intersection will only be opened toward the end of the construction, with adequate safety measures such as signing. Chad will follow up with Jason Kwan to find out what the decision was.

Judy noted that all cul de sacs between Sandy Hill and Lowertown may be opened (according to the recently approved Uptown Rideau Street community design plan) provided that the city or a developer provides the rationale. ASH may need to seek an amendment if we are to protect these cul de sacs.



Information

- c. Healthy Transportation Coalition letter to the City

No discussion.

- d. AGM planning

Chad: Thursday May 19 is the date. Invitations have been sent to elected representatives. Confirmation from MPP Meilleur and Councillor Fleury. Pat is making arrangements with St. Joe's for food. Moderator has been chosen.

- e. Federation of Community Associations

Chad: FCA is working on planning a workshop on April 23 to work on planning issues. They are looking for suggestions as to the themes. Please send thoughts to Chad.

- f. Ward Council update

A meeting took place a few weeks ago and Chad will circulate minutes.

Information

- 7. Block Representatives Report – Susan Young 19h45

No update.

- 8. Executive Committee Report (if applicable) – Chad Rollins 19h55

Spending \$300 to support event on April 27 with Janet Sadiq Khan. Mathieu, Councillor Nussbaum, and others are also supporting the event. ASH will be recognized.

Information

- 9. Treasurer's Report – Pat Archer 20h00



No report.

10. Committee Reports

20h05

a. By-law Enforcement – Bob

- i. Bob: Park Safe removed their signs advertising parking for sale due to a dispute. Claire has received a by-law backlog list. 120 backlog complaints. Chad and Bob discussed the merits of private garbage pickup vs. public.
- ii. Susan: Rooming house sub-committee report. Would like to explore the possibility of hiring an expert to perform an assessment for the by-law review. Chad: is unsure whether a new by-law will change the situation and believes pushing for a rental property registry. Judith discussed the history of the rooming house by-laws and the fact that work-arounds are always found by landlords. Jeremy recommended separating the “rooming house” and “student housing” terms given that our community’s challenge lies with the latter. Chad: need a champion on City Council to push this issue. Chad and Jeremy discussed the intent of by-law and zoning and the tenants that results and their affect on the communities. Chad recommended a further discussion within the working group.

b. Communications & Membership – Jeremy Silburt & Denis Forget

Denis: 220 people in good standing for the AGM in May. 60 who haven't renewed. Susan: need to have a table at the AGM. Bob's working on online payment for membership.

Denis reported the Communications and Membership Committee Table at the Winter Carnival of January 31 garnered interest but registered only one new member from 2-6 pm. Chad asked Denis to verify the membership status of all Board members before the AGM and the number of registered members in 2015-2016

c. Engagement with the University of Ottawa – Bob Forbes

Bob: attended the last Town and Gown meeting. By-law complained of a lack of resources. There was also a presentation from Solid Waste – a single address is only allowed 6 bags of garbage every two weeks. Lack of definition of what constitutes a unit. They also oppose rooming houses.



Bob: 118 Goulburn was discussed as a problematic property at the last Town and Gown committee. 3 charges have been fined and the neighbours are concerned about many types of unacceptable behaviours, despite fines. ASH is being criticized for not speaking out against it. Emeline received an email with these concerns. This address has been identified for the landlord education session.

Jeremy: most people rent through Kijiji rather than the uOttawa website.

Denis asked the members around the Table if the disagreement about the concepts and definitions of “rooming house” and “unit” and the confusion found as the result of so many differences is not a clear sign of lack of political will on the part of the City to put some order in the best interests of the residents at large. A brief discussion followed where most members agreed.

Marc: discussed the idea of a user-pay system for garbage and other public utilities as a potential fix for some aspects of the rooming house issue.

d. Governance – Marc Tremblay

Chad: asked Marc to see what would need to be changed in the by-law to reduce the minimum number of Board members.

The Board discussed the merits of changing the minimum number of Board members and the quorum.

e. Heritage – Benoit Belisle & Brian Murphy

No report.

f. Planning & Transportation – Judith Rinfret & John Verbaas

Judith circulated her planning report by email. 256 Rideau has a new site plan for a student residence, and discussed issues related to parking and garbage. Discussion ensued about whether the City is responsible for garbage pickup, or whether private pickup applies in certain cases. Judith recommended we insist there is some kind of loading areas for commercial properties in their site plans.



Susan: wrote in about 84 Russell and 83 Chapel.

Information

11. Next Meeting – April 25, 2016

21h10

Meeting Adjourned

ASH planning report March 2016

151/153 Chapel - the Trinity development at the corner of Chapel and Rideau, technically in Lowertown, is at the OMB this week but it appears that all site plan issues had been settled prior to that hearing. Chad wrote to the OMB and others to clarify the ASH position - withdrawal of our appeal. While we are not entirely satisfied with what has been negotiated, given various considerations and the withdrawal of the appeal by our colleagues in Lowertown, and our general support for renewal on Rideau Street, we decided it was not in our interest to be a party at the OMB hearing.

At the last meeting, Judy expressed strong opposition to the opening of the cul de sac at Beausoleil as such an opening was not in the interests of public good and served private gain - supported exclusively by a traffic study paid for by the developer - it now appears that this opening was in accord with a clause in our Upper Rideau Street Community Design Plan:

4.5.3 Cul-de-Sacs There are six cul-de-sacs located within the study area, three south of Rideau Street (Nelson, Cobourg, Wurtemberg) and three north of Rideau (Friel, Chapel, Augusta). The 2005 Uptown Rideau CDP recommended that the cul-de-sacs be reopened; however there currently exists too much uncertainty as to how this would affect greater traffic patterns in established neighbourhoods. As such, the cul-de-sacs shall remain closed until a community traffic study is undertaken to clearly demonstrate that the impacts on the adjacent neighbourhoods of Sandy Hill and Lowertown will not be significant and can be mitigated. If a development proposes to open any number of the cul-de-sacs, the applicant shall undertake a community traffic study at their own expense.

This is something we need to think about and possibly change as developers will



always produce traffic studies that support their interests.

The negotiated site plan does contain some important aspects that bode well for future large scale developments, viz. noise and vibration mitigation, soils monitoring.

66 Stewart Street - the eastern side yard of this heritage home has been transferred to the sons of the owner. That side yard is now known as 72/74 Stewart and the new owners intend to build a semi detached house provided the application for minor variances, to permit a reduced rear yard and reduced side yards, is granted. John and Judy and another neighbour attended the Committee of Adjustment meeting on March 16, prepared to oppose the variances. However, the owners asked for an adjournment which was reluctantly granted by the committee. The next hearing date is May 18 and the committee told the owners to consult us before that and seriously consider our objections. Both the planning department and ASH will insist that the sidewalk in front of these properties is restored at the owner's expense as there is no need for a driveway since no parking is being provided; under the new parking by laws, none is required.

174 Cobourg/473 Besserer - a Committee of Adjustment application to allow the sale and transfer of a portion of the rear yard of 174 Cobourg already built on (for over 100 years!) by the owner of 473 Besserer. ASH will not comment.

386 Chapel - Nic Legault has now fenced off this property and is gutting the interior. Neighbours are concerned. He has explained that he intends to restore the heritage aspects of the building and will be applying to allow four units on a lot too narrow for that. Judy's request for a building inspection has not yet been followed up. J has asked him to host a meeting with neighbours and ASH before he proceeds.

84 Russell - a site plan has been submitted which indicates that the extension in the side yard of this property will not be very attractive but does not appear to be problematic - there is accommodation for garbage in the rear yard and a passageway to move it; there are a couple of parking spaces; there is amenity space and there is even a small area indicated as snow storage.

95 Sweetland - sketches by the architect have now been sent to us but there are many questions unanswered. The owner plans to create three units on a lot that appears to have virtually no side yard on the south side.

256 Rideau - the Textbook student housing development on the former Dworkin Furs property. A new site plan indicates more parking and better provision for garbage storage but there is no loading area. The planner says the city can bring all residential



garbage from the storage area out to the trucks for a fee which is being negotiated. Commercial garbage is picked up privately. She claims there is no requirement for a loading area.
