



Minutes of the ASH Board of Directors

January 30, 2017

7:00 PM to 9:00 PM

Present from the Board: Chad Rollins, Bob Forbes, John Verbaas, Ralph Blaine, Pat Archer, Sally Southey, Larry Newman, Judith Rinfret and Jeremy Silbert . Susan Young sent apologies

Emeline Sparks and three by-law officers were also present

1 Introductions were made

2 Review and Approval of Agenda

The agenda was accepted as amended on a motion from Bob/Sally

3 Approval of The minutes of November 28, 2016

The minutes were approved on a motion from Judy/Bob

4 Special Items

a. Ottawa Neighbourhood Study – Crime Data

Jan Grabowiecki gave a report on the Data available from the city and suggested that the Ottawa Neighbourhood Studies website might be useful to ASH. He volunteered to facilitate ASH access to this data.

b. Winter Carnival -Christine Aubry gave a report on this event and noted that she could have used more volunteers, particularly for the final cleanup.

c. Spring Fair –

Christine reported that Bettye Hyde will probably scale back this event to their traditional approach this spring. It will be up to ASH if we want to make it a larger event. A call for volunteers will go out.

d. Canada Day Picnic

Jules Sisk summarized his proposal for such a picnic in Strathcona Park. Chad noted that ASH could support the event financially and Jules agreed to spearhead the organization for the event. ASH can use the Block Rep list and the ASH newsletter to solicit volunteers



5 Councillor's Report

Written answers to some questions from ASH are appended to these minutes. Emeline reported verbally on the following topics:

Town and Gown

There will be a meeting of Ontario T&G committees here in Ottawa. Various aspects of the organizational requirements for this meeting were discussed.

Property Maintenance Bylaws

Emeline summarized the proposals for modification of these by-laws. Mathieu will post a summary of the responses to the survey on these proposals and he invites more feedback. Final proposals will go to committee in March.

R4 Review

The councillor will arrange another meeting with ASH to discuss this initiative. A second discussion paper will come out in March – more feedback will be expected at this stage.

Bylaw Enforcement

Sally asked that the Councillor provide ASH with examples of specific problems they have resolved and dealt with.

Emeline was asked about the councillor's position on the proposed development at 244 Fountain Place. She agreed to get back to ASH on that point.

6. Reports and Updates

a Block Representatives Report

Cathy Major reported that there had been a rash of car break-ins in the Range Road area.

b Executive Report

Chad reported on the executive meeting of Jan 21, 2017:

Chad will follow up on the Gazebo project

Chad will also see to calling a meeting of the ASH Committee designated to start work on a new Secondary Plan for Sandy Hill.



The executive discussed the elections for Board positions held at the most recent AGM. One person on the ballot was not a member of ASH at the time and has not joined ASH since in spite of two written requests. It was agreed that this person be removed from the Board mailing list and the list of Directors on the ASH website.

Pat reported that the Community Centre has agreed to hand out ping pong equipment to use with the new ping pong table installed in the park.

Chad reported that the executive had approved two expenditures:

\$150 to renew ASH membership in Volunteers Canada
\$400 for insurance for ASH Directors and Officers

c Treasurer's Report

Pat presented her report – see attached document. Sally pointed out that thanks to the generous contributions of over 90 people in the community for the OMB appeal against 560 Rideau, ASH spent \$10,000 less from its funds than it had originally committed. Of the \$1000 approved for the Tree Group project in 2016 \$586.97 was spent. The balance will revert to the ASH general account.

d Committee Reports

i By Law enforcement

Derek Petch, Jeff Williams and Jennifer Therkelsen were present from bylaws. They reported that they are working on formulating a plan to deal with a number of problem addresses. Jeff reported that he had seen some positive results from knocking on doors and explaining the problems to the residents. They explained some of the details of issuing tickets for contraventions and agreed that they would conduct a concentrated approach to solving the 10 addresses ASH has identified as chronic offenders.

ii Planning (see attached report)

244 Fountain Place

There was discussion about how to proceed on this development proposal. ASH will continue to work with the immediate neighbours as the plans unfold.

594 Rideau

The developer of this property has submitted plans asking for an increase in height and a decrease in amenity space.



Motion 6.1(01/17) that ASH support the City's request for an adjournment of the Committee of Adjustment in this case but , failing this, ASH will oppose the request for additional height. (Sally/Bob) – Carried (Abstention – Judy)

203-205 Henderson

Several concerns about this proposal for an 18 bedroom development were discussed.

Motion 6.2 (01/17) that Judy be authorized to draft a letter and attend the committee of adjustment meeting to oppose this development proposal. (Judy/Larry) – Carried

368 Chapel

Judy reported on the proposed development for this site and the Board authorized her to deal with this proposal.

lii Communications and Membership

Bob reported on the latest progress here and noted that the new on-line payment feature for joining ASH is working smoothly. To date we have had about 70 membership renewals. The membership committee will meet soon to pursue its mandate.

iv Engagement with the University

Bob reported on the last Town and Gown meeting and pointed out the need for ASH to more effectively highlight the problems faced by Sandy Hill due to the increase in the University enrollment.

v. Heritage

Larry reported that the City (Sally Coutts) has not made significant progress on the Heritage Review since the last Board meeting. ASH expects to be contacted on this file in the near future.

vi. Transportation (see written report attached)

Motion 6.3 (01/17) - that ASH support the city proposal to change the location of on-street parking on Osgoode at the corner of Osgoode and Sweetland . (John/Bob) – Carried

John noted that the City is considering ideas for traffic calming measures to be implemented in 2017. He asked that any ideas be forwarded to him.



7 Old Business

a. Unlicensed Rooming House Strategy

Ralph reported that Bob has suggested some modifications to the draft proposal. Hopefully a proposal can be presented at the February Board meeting for adoption.

b. Supervised Injection Site Consultation

Chad reported that ASH has not received any feedback from the Community Health Centre on the suggestion submitted by ASH that came out of our community consultation. He will follow up on this.

c. Ice Rink Management

Chad reported that someone was found to manage the outdoor rink at Sandy Hill Park for this winter. Pat will investigate the possibility of funding a party for the volunteers involved in this work.

8 New Business

a. Garage Sale

This item was postponed until the February meeting.

b. Conflict of Interest Declarations

This item was postponed until the February meeting.

Meeting adjourned at 9:15 PM

Date of Next Meeting – February 27, 2017



ASH - Planning report - January 2017

Development Applications Review Committee (DARC)

560 Rideau - By now we all know that our appeal failed and the OMB ruled in favour of the city's decision to allow a 14 storey tower and a publicly accessible privately owned space or POP on what is now a derelict lot on Rideau. We may take some comfort from the outstanding community support reflected in Sally's super fund raising efforts and in knowing that we did everything we could to uphold planning principles. We have already provided extensive, if not exhaustive, comments re OMB reform which may eventually affect changes that will reflect better judgements on this sort of hearing. Chad and J also had an opportunity to meet and talk with our new MPP, Nathalie des Rosiers who seemed genuinely interested in this case as an example of why the OMB needs reform.

Basically, the Chair of this hearing wrote that he "preferred" the evidence of the defendants in this case and he noted that city council had more than enough information at the time this application was approved. We had argued that councillors had not yet seen the proposed official plan for Rideau Street when they accepted an amendment of that plan to allow the development of 560 Rideau.

And the defendant included the site plan application at this hearing, submitted brand new architectural drawings hours before the hearing, and then withdrew the site plan at the start of the hearing. This placed an entirely undue burden on our side as we had spent hours preparing for site plan issues; our lawyer suggested that on that basis we might have applied for "costs". We decided it was unlikely costs would be awarded so we did not proceed.

But we have effected some better design, set backs, and other site plan conditions which we are now in a position to monitor and we will continue to do so and report.

Our planner and lawyer were both convinced we had a good case which is why they agreed to represent us. As we have explained be-



fore, most planners and lawyers in Ottawa are already engaged by the development industry and will not or cannot represent community. We had very good service from both, especially our planner and we will recommend him despite the OMB note that he was “too academic”! Our planner presented very solid reasons to oppose this development but it was his first time at the OMB and it seemed that countered his unopposable evidence. Frankly the development industry (and its experts and lawyers) is too collegial with the OMB - this must change. But as noted we did our best and it was somewhat of a vindication to note the array of experts on the other side all having to listen to ASH principles well presented.

244 Fountain Place (just before the Cummings Bridge and below Besserer Park) - the “minor” rezoning application has been revised. A public meeting was held last week with hired planning group Fotenn and owner TC United presenting new plans and answering questions from neighbours and ASH about this 22 unit development on a very unusual property. The site is zoned R5 with a height limit of 19 metres (R5B H(19)). Some of the concerns:

PARKING: 6 parking spaces required (5 plus 1 visitor) - 5 parking spaces provided but now in a much larger area as the second building has been relocated much further west on the site and there is no direct pedestrian connection to Besserer Street which seems to mitigate concerns about parking there.

SNOW: There is no place on the site to store snow but we were assured it would be hauled away. The driveway, parking spaces and walkway have to be cleared.

SITE DRAINAGE: During a rain storm, notwithstanding the permeable driving/parking areas, there will be quite a bit of surface flow as noted in the Stantec report. "The subject site maintains emergency overland flow routes for flows deriving from storm events in excess of the maximum design event to the existing Fountain Place ROW and ultimately



to the Rideau River as depicted in Drawing GP-1”. In heavy rains, water will flow over the sidewalk at the driveway cut, making it quite uncomfortable for pedestrians. We will try to ensure that the developer installs a series of surface drains to direct this water into a storm drain.

RETAINING WALLS: The developer's proposal shows that there will be a concrete retaining wall on the north side, adjacent to Besserer Park. This wall will hold a fairly unstable slope and will be difficult to construct without building on City of Ottawa property, either with tiebacks or with footings. Either solution would restrict the City's future use of the park property.

The developer now says the wall will not intrude on any City property and that another retaining wall will be built on the west slope or Besserer Street side where the soils have proved unstable in the past.

TREE PRESERVATION:

The developer acknowledges it will not be possible to save the trees on any of the slopes on the property.

SOUTH SIDE YARD - some of the major concerns about proximity to the town houses immediately south have been addressed as the proposed development has been repositioned further away from that side yard.

594 Rideau Street - the Committee of Adjustment application mentioned in our last report was adjourned to February 1. The city planner has filed his updated response requesting another adjournment until site plan issues are further worked out. Neighbours will support that position but there is no assurance that the committee will grant another postponement if the applicant wants to proceed with the hearing.

The site plan is still problematic - the city has not yet clarified wording about the most serious neighbourhood concern - vibrations. All homes in the immediate area are built on rubble stone foundations well over 100 years old.



The projecting balconies are another issue as they will seriously affect the privacy of neighbours who have decks and amenity areas less than 40 feet away.

Noise after construction is another issue that has not been clarified - i.e. chillers and venting systems. Venting from the garage to the apartment immediately adjacent must be reversed so that intake is on the south side and outflow is on the north.

The driveway is immediately adjacent to the laneway access for the neighbours to the south so it is hoped that both may be reasonably accommodated.

The city planner is also requesting that the parkette now at that location be maintained until development proceeds.

Although the Paterson report suggests that it is unlikely that any leda clay shrinkage (there are two underground parking garages) will affect the neighbours, there is no real assurance.

If ASH ratifies the above support for adjournment and resolution of site plan issues, J will draft a letter to that effect for the Committee of Adjustment and planning department; a copy may then be sent to our councillor and to Lowertown community association for their support.



Councillor's reply to ASH Questions - Meeting of Jan 30 '17

1. What specific measures are you taking to ensure that OCH buildings respect and comply with property standards by-laws?

We continue to work with OCH property management and By-law services to address any issues of concern.

2. What actions is the OCH Board contemplating to support reaching the goals outlined in the new Urban Forest Management Plan? Will it, for example, identify depaving and tree planting opportunities for each of its properties?

The Urban Forest Management Plan will be going to Environment Committee in April. OCH is dedicated to environmentally sustainable practices through their ECO2 plan to improve sustainability within their housing stock. As part of the plan, they have also identified a tree planting strategy and green landscaping practices, among others.

3. When a bylaw service report is submitted, a service request number is provided. When this number is used to check on progress online, we only get a single word answer - "CLOSED" or "OPEN". This is insufficient. Does closed mean that a warning has been issued or does it mean that, in his judgement, the bylaw officer did not issue one. We need a more complete online explanation.

Our office has met with ServiceOttawa and identified this issue with their online reporting tool. Based on our discussions, ServiceOttawa will be revamping their online reporting and services to better communicate to complainants updates to their requests for service.

4. There is a list of addresses in Sandy Hill in which front yard parking is allowed (grandfathered). We are not told, usually, when reporting front yard parking, whether it is allowed or not. It would save time for everyone if we had a copy of the list of addresses.

A request has been made.

5. What fines can be imposed for violations of property standards and solid waste by-laws?

By-law will be attending the meeting this evening and will be able speak to this.

6. As per #5, how is the list of problematic repeat offenders being dealt with currently?



By-law will be attending the meeting this evening and will be able speak to this.

7. Thank you for putting me in touch with the project engineer for the Western Rideau Pathway project, to be completed this year. He is willing to add trees for the section of the pathway next to the old railway-now multi-use bridge to his existing list, pending cost considerations, and will be letting me and your office know who the Forestry contact is for the project. I suggested that we would want to make a site visit to determine how many trees would be desirable, and where they could go.

Martha Copestake is the lead for the project. We would be glad to participate in an on site meeting.

1. Do they support the tearing down of regulated low-income housing to be replaced by unregulated student housing, particularly where there the block and area is already over-saturated with bunker houses.

The City does not have jurisdiction over whether a rooming house is replaced by student housing, nor to take into account how many other similar buildings are in the area. Demolition of residential buildings is prohibited unless a) a permit has been issued for the building that will replace it, or b) the proposed demolition goes through a Demolition Control application process.

2. How does the bunker house development align with Sandy Hill Secondary Official Plan?:

5.3.1 General

- a To preserve and enhance Sandy Hill as an attractive residential neighbourhood, especially for family living.
- b To provide for a broad range of socio-economic groups.
- c To accept a modest increase in population, primarily as a way of housing some of the growth in the Central Area labour force.
- d To maintain and co-ordinate both the local functions of Sandy Hill (primarily as a residential neighbourhood) and the functions that serve a wider area (e.g., the mainstreet mixed uses area along Rideau Street and the University of Ottawa). [Amendment 19, January 12, 2005]

We have not received an application for Demolition Control or Site Plan Control. At this time, we are unable to speculate as to plans for this particular property or the type of development that could take place.

3. Will the new proposed garbage requirements apply to any new build on 442 Nelson. If not, can the development be held off until the new garbage requirements are in place.



All new residential development in Sandy Hill is subject to Site Plan Control before a building permit can be issued. The development system does not show any Site Plan Control application for this site. If/when they apply for Site Plan approval, garbage storage can indeed be addressed at that stage.

4. Will the City / Councillor commit to holding off any demolition permits for 442 Nelson until the situation is reviewed.

The City has not received an application for demolition for this property.

On Jan 25, 2017, at 8:02 PM, Susan Young <susanonash@gmail.com> wrote:

Bonsoir Mathieu,

As is our custom, below our questions for you before the ASH Board meeting this coming Monday evening.

1. What specific measures are you taking to ensure that OCH buildings respect and comply with property standards by-laws?
2. What actions is the OCH Board contemplating to support reaching the goals outlined in the new Urban Forest Management Plan? Will it, for example, identify depaving and tree planting opportunities for each of its properties?
3. When a bylaw service report is submitted, a service request number is provided. When this number is used to check on progress online, we only get a single word answer - "CLOSED" or "OPEN". This is insufficient. Does closed mean that a warning has been issued or does it mean that, in his judgement, the bylaw officer did not issue one. We need a more complete online explanation.
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the pathway next to the old railway-now multi-use bridge to his existing list, pending cost considerations, and will be letting me and your office know who the Forestry contact is for the project. I suggested that we would want to make a site visit to determine how many trees would be desirable, and where they could go.

À lundi, merci

Susan

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Susan Young

Director, Action Sandy Hill



Transportation Report to Board - January 30, 2017 meeting

Item #1: Transportation Report for board meeting - 3 items

A. Truck Tunnel Update

- myself along with the Chair of the Lowertown CA and a few other individuals met with the Mayor's office and with our new provincial MPP (Nathalie Des Rosiers) to discuss progress towards an EA (Environmental Assessment)
- the meeting with the mayor also had in attendance the Director of Transportation Planning and the Chair of the Transportation Committee (Keith Egli) along with Mathieu and Tobi Nussbaum
- the City is committed to proceeding with the Environmental Assessment as soon as 1/3 funding shares are obtained from the province and the feds
- the City will streamline the EA as much as is possible so as to minimize the time required
- a major focus of the EA will be analyzing designs to come up with the least disruptive implementation of the south portal at the Vanier Parkway/Coventry Rd. as well as tweaking the routing under Sandy Hill/Lowertown
- the City also reiterated they had no money to put towards the building of this project and that it would have to come from the upper levels of govt
- In the meeting with Nathalie she reiterated her support for the EA and said she was working to secure the commitment she has been given of the province's 2.5m\$ contribution for the EA
- She has been discussing the project with the rest of the Ottawa liberal caucus at both the provincial and federal levels
- Nathalie also was also aware that due to the scale (costs) of the proposed project, effort would be required to build the case for proceeding beyond an EA

B. Traffic Calming in Sandy Hill in 2017

- Mathieu's office has provided a preliminary ideas list for changes in Sandy Hill in 2017 aimed at slowing down traffic.
- if you have other ideas beyond those below, please let me know
- Proposed List of changes:
 - "slow" pavement painting on Chapel (somerset to osgoode)
 - "slow" pavement painting on Range Rd
 - "slow" pavement painting on Mann Ave, and painting of buffer zones to mark parking lanes
- Flex post(s) on Russell (Templeton to Mann)
- flex post(s) Besserer St (King Edward to Chapel)



- cycle-zone delineators (via flex posts) on bike lanes Cumberland (Laurier to Stewart)

C. Plan for a pedestrian cross-over (cross-walk) at Nelson and Stewart intersection

- currently there is no crosswalk north-south on Nelson at Stewart St
- yet it is a high traffic path for pedestrians
- normally to add a cross-walk here would require to add a stop along Stewart (there currently isn't one)
- there is reluctance to add a stop here as it is along the major east-west bikeway and there is a desire to keep this as open as possible for cyclists
- pedestrian crossovers are a new type of cross-walk that the Province made legal in 2016 for cities to implement
- a crosswalk is painted across the road and special signage is installed that says cars (and bikes) must stop if a pedestrian is present waiting to cross the road
- otherwise vehicles along Stewart do not have to stop (as things are today)
- numerous of these pedestrian crossovers are being planned throughout the city
- Mathieu is advocating for the City implement such a pedestrian cross-over in this location this year

John



560 RIDEAU OMB FUNDRAISING/EXPENSES

January 27, 2017

Funds raised	22,907.29	
Expenses	406.29	printing
	5,650.00	Acacia Consulting & Research (planner)
	565.00	Momentum Planning & Communications (planner)
	21,452.27	Perley-Robertson, Hill & McDougall LLP (lawyer)
	20.00	taxi-delivery to Fotenn
	<u>5.00</u>	bank service fee
	28,098.56	

The shortfall of 5,191.27 will be taken from the Save Sandy Hill account of 9,163.55 (Sept. 30/16 bank balance). Therefore 3,972.28 for future expenses remains in the Save Sandy Hill account.

Pat Archer
ASH Treasurer