



Special Resolution – Draft for Review
Action Sandy Hill AGM
May 18, 2017

Preamble

Over the past seven years the City of Ottawa has undertaken several planning studies designed to address problems with infill development in Sandy Hill and other mature neighbourhoods. Action Sandy Hill has actively participated in each of these studies, despite concerns about their scope. The resulting bylaw changes have proven largely ineffective in improving the quality of residential development in Sandy Hill.

The City, recognizing that concerns persist and that undesirable outcomes continue, is now undertaking another planning study, this time focused on residential fourth density (R4) zoning throughout the City. As Action Sandy Hill intends to separately provide written comments on this R4 review, we convened a special meeting of members and residents on 27 April 2017 to review the proposed changes to the R4 zoning and to clearly identify the concerns of residents as it relates to development in Sandy Hill.

From that meeting and other feedback, it is clear that residents of Sandy Hill have strong reservations about the City's implementation of intensification policies and are frustrated at the outcomes in our neighbourhood. While we appreciate that intensification is essential and can be beneficial, there are countless opportunities for intensification in Ottawa which do not necessitate the gutting of established, diverse, densely-populated neighbourhoods like Sandy Hill. In particular, we object to the fact that,

- The majority of new residential construction in Sandy Hill is out-of-scale and out of character with its surroundings, and negatively impacts the character of our heritage neighbourhood and the quality of life of residents;
- These developments are almost exclusively operated as unlicensed rooming houses (i.e. rented by the room) which serve only one demographic, lack future versatility, and undermine the diversity of Sandy Hill; and,
- These developments create numerous bylaw and property standards issues, exploit students and are potentially unsafe for occupants.

Resolution

Therefore, be it resolved that the members of Action Sandy Hill are firm in our conviction that the City of Ottawa, in carrying-out the R4 review, must take a more holistic approach to this issue and develop a comprehensive solution that will reverse recent trends in Sandy Hill. (We note that similar problems have been successfully addressed by other municipalities in Ontario and that their efforts can and should be used as guidelines.) A holistic solution requires that the City of Ottawa,

1. Consider R4 down-zoning;
2. Implement a Floor Space Index (FSI) for all residential zoning (similar to other Ontario municipalities) (e.g. www1.toronto.ca/city_of_toronto/city_planning/zoning_environment/files/pdf/guide_fsi.pdf);
3. Create a rental property licensing system (similar to other Ontario municipalities); and,
4. Maintain Site Plan Control for all development in Sandy Hill.