



Minutes of the ASH Board of Directors
Monday, March 27, 2017
7:00 PM to 9:00 PM
Sandy Hill Community Centre

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

Guests: Councillor Mathieu Fleury, Emeline Sparks, Jennifer Therkelson, Jeff Williams, Jane McNamara, Steve MacNamee, Marg Dawson, Cathy Major, some other community members

1 Introductions were made

2 Review and Approval of Agenda

- Adding 4b: Bylaw and Property standards report (Judy/Bob) Carried

3 Approval of The minutes of February 2017

- Will review at next meeting and finalize wording of the Unlicensed Rooming House motion

4. Councillor's Report

- St. Patrick's Day. One location where they were selling alcohol was contained
 - AGCO – don't want this to be a problem in future years.
 - Bylaw came out – police need to be a bit more proactive
 - Feedback from property owners – they were disappointed too.
- Campus politics – 4 members of SFUO quit

Move Out: April 28th, end of school

- Solid waste are well organized
- Will charge owner if they put garbage out at the wrong time

Heritage Inventory Project Information Session

- Affects Sandy Hill and Lowertown.
- Most residents came along to Information Session to learn – if you are on their list then you received an invitation.
- 4-5 Heritage staff were present to explain things – most owners were in favour but some opposed.
- Built Heritage Committee in April 18th
- 107 in Sandy Hill and 130 in Lowertown
- Talk about maintaining character of the neighbourhood
- David and Ashley are City Staff working on this.



MOTION 4.1: ASH to write stating support for application to add 107 properties to the list and that gives them 60 days before demolition (Larry/Judy) CARRIED

Discussion

- Larry says that 60 days is not enough
- Heritage protection for the building – has to pay money to the City
- Conflict of interest – Planning take money from the developer
- Four heritage staff to put a lot of work into this. Each building has looked at carefully
- 3 – 4 pages
- Chad – recommend passing this as stopgap and then add them to Heritage Inventory. In the meantime they have to give 60 days' notice of demolition. Time for them to do an analysis. Time clock kicks in at the end of the 60 days. If they recognize the heritage value of the property then application for demolition would be turned down.
- Chad – example in Nepean. Property at Henderson and Somerset which is a unique side property. Applicant wants to put in a bunkhouse there. It's on the heritage list.
- TCU owned property at Sweetland and Osgoode. Heritage value will prevent demo.
- MF: Sets a baseline for the community and gives more powers. Once that is in place then add more properties add every year
- ASH should come up with a list. Lowertown does this (Liz and Nancy).
- Q: 3 new heritage conservation districts? ACTION Mathieu will get us a timeline.
- 60 days to write the report. Ontario Heritage Act says that council must give 'notice of intent'. Council rarely go against Heritage Staff Reports

Truck Tunnel

- An Environmental Assessment with the federal government will be starting
- Entrance and exits have been defined: MC bridge and Vanier Parkway
- Assessment will look at Geotechnical components
- Lines on the map are not final. Soil conditions will be looked at
- Transport, Infrastructure Canada will be involved

5. Reports and Updates

a Block Representatives Report

- Should we-invigorate the network, asked Chad. If so we need to find someone else to help Jan Finlay.
- Susan and Pat disagreed that this was necessary.
- Judy – block reps in the Glebe
 - Soliciting memberships door-to-door is the best way to engage the neighbours
- Mathieu
 - One of the elements that keeps the Glebe community together is the GNAG
 - We keep hearing about this. Want programs in Sandy Hill but not enough registration
 - Get more people involved in this centre
- Conclusion
 - Continue with current system

b Executive Report

- Strathcona Park gazebo being discussed. Costs are about \$42 K. Stephane from parks group to be involved. We haven't missed the deadline for funding – now April 30th
- Pat and Jeremy will help
- Foundation with a wooden floor – needs to be revisited. 1961 pad poured.



c Treasurer's Report

Pat reported the following:	Chequing Account	\$17,199
	Save Sandy Hill	\$ 3,972
	Homestead	\$26,473

Rink Supplies

- Party for the volunteers for people who go up and flood. Usually reimburse for an end of year party, didn't hear back this year
- Pat will co-ordinate a volunteer recognition party next year
- Kieran organizes the rink rats. List of flooders

d Committee Reports

i By Law enforcement

- The City sends Sandy Hill service reports directly to Jeff Williams, will fill in the numbers
- Status of our service reports
 - OPEN, CLOSED COMPLIANT, CLOSED NOT-COMPLIANT
 - 216 service reports for garbage since Oct 31st
 - 23 Closed compliant
 - 43 closed not-compliant
 - 165 OPEN still
 - Finding more violators per month than Jeff can handle
- Tickets?
 - Can they stick them to a can like parking tickets? No. Chief Justice is still looking into this and is not likely to go through. 3 – 6 months usually.
 - Summons etc. can be issued to the property owner. Can summons via mail to a numbered company
 - Chad – can we write and lobby the change? Has to be signed off by the chief justice
 - Marc LePerriere, Sandy Hill lawyer is willing research this. Will understand why so slow.
- Changes
 - Garbage and recyclables now need enforcement
 - MF: Blue bin on front porch – garbage in blue bin is not allowed right now but is contested
 - Jeremy: "blue bins and black bins will disappear" if they have to be stored in the back. Everything will go into the garbage
 - Province gives authority to the city – mandate to divert, then will have to change
- **Motion 5.1**
 - Establish a notice from Action Sandy Hill bylaw committee to issue warning notes. The bylaw committee will prepare a prototype for approval. (Larry/Pat)
CARRIED
 - Mathieu would support a letter – it's not an infraction. A friendly heads –up.
 - Agreed to have the bylaw committee look at it.
 - Blue bins
 - Can't get them enclosed. Bylaw
 - Specific Garbage bins
 - Jenn – are they in the right place? No rear or side yard then yes there are requirements in the bylaw. If Larry can see it it's a violation.



- Mann Ave shopping plaza 'student rental' sign on roof was supposed to be down March 6th If the city removes it then they will charge the landlord. Have ticketed him once \$385.
- Summer Students for bylaw enforcement
 - One dedicated to Sandy Hill. One for Lowertown and Sandy Hill for graffiti in the best.
 - Garbage, long grass etc/
 - Similar this year as last year

ii. Communications and Membership

The membership committee has met several times. Have implemented online membership to make joining ASH simple, have sent out several renewal notices to those whose memberships are expiring. Will keep the large list until the May AGM and then afterwards update with new members and remove expired members.

In the longer term we need to put more energy into recruiting new members face-to-face. This is an excellent project for the Block Rep network.

iii. Engagement with University of Ottawa

T&G Committee met in March. Lots of discussion of the St Patrick's Day, which was generally quiet but Somerset and Sweetland buildings selling alcohol illegally. Suggested that university should host events with legal sales of alcohol on its campus.

Landlord education session will happen again this year. Bob requested follow up on previous landlords on the list.

Plan reviewed for UofO Move Out at the end of April.

Bob reminded the Board of the Town and Gown Conference being held at City Hall May 8-10. Bob will make a presentation focusing on Sandy Hill on May 9. He has been attending meetings of the organizing committee and there will be a Sandy Hill walkabout for symposium attendees.

iv. Heritage

No other update.

v. Transportation (John Verbaas)

- Lots of traffic calming discussions this month
- Also the Somerset bike lanes will need to be repainted.
- Speed-boards – get feedback from the community on the effectiveness of them
- 40 km/h limit across Sandy Hill – spoke to John Fraser on the weekend – will follow up.

vi. Planning (see appendix with Judith Rinfret's written report attached)

- Henderson and Templeton
 - Public meeting – met with ASH. We had lots of questions on the proposal
 - Dev Apps was on the website
 - Demolishing 2 houses plus a row of 3 and that includes a big empty lot
 - 4 storey student housing, 2 levels of underground parking. Varying sizes
 - Full-blown rezoning, official plan amendment



- 244 Fountain
 - Sell it to the condo building? See if they can purchase it?
 - Market value of the property - \$500K from MPAC evaluation
 - TC just purchased the land recently. But it's very expensive and they will say that they will ask for more.
 - Site Plan rule too late

Community Development R4 Review Planning Meeting

- Executive decided that we would call a public meeting on the R4 , April 27th
- Tim Moerman will attend
- Katherine McKenney says she will come along if possible
- Presentation:
 - We will start out presenting and then run it by Tim
 - R1, R2, R3, R4 differences
 - Issues
 - Tim Moerman presentation
 - Q&A
- Comment period extended to May 31st.
- Planning
 - Image ad – for this and will
 - St Joe's – will bring in for refreshments
- Recommendations for Sandy Hill to follow Meeting

6. Old Business

- a. Supervised Injection Site –
SHCHC were asked for a written response but didn't get one yet. Extended them to go to a conference on harm reduction in May. Recommended a community member. John V might know of someone.
- b. Canada 150 events
 - a. Group working on picnic but heard nothing yet.
- c. Other
 - Add articles on Sandy Hill to our website
 - 150 trees in Sandy Hill
 - Small blurb going into Image
 - Start counting – forestry

7. New Business

- a. ASH AGM (May 18) –
 - Need more candidates for vacant Board positions.

The next meeting of the Board will be on April 24, 2017

Meeting Adjourned at 9:15 PM (Judy/Bob)

APPENDIX



ASH planning report - March 2017, Judy Rinfret

213, 217, 221, 223 Henderson Avenue and 65 Templeton Street - proposal to amalgamate properties now occupied by a detached dwelling on 213 Henderson Avenue, a detached dwelling on 217 Henderson Avenue, and a townhouse containing three units at 221 and 223 Henderson Avenue and 65 Templeton Street all at the north-east corner of the intersection of Henderson and Templeton (an area of approximately 1,062 square metres).

The proposal includes an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control Application to allow a four storey mixed-use building, with ground floor commercial and dwelling units in the upper three floors and two levels of underground parking.

594 Rideau Street - The committee of adjustment's refusal to allow the increased height and reduced amenity space has been appealed to the Ontario Municipal Board by the developer.

368 Chapel - the committee of adjustment turned down the application to allow reduced side yards and property area to allow a seven unit low rise apartment on this site. ASH and neighbours wrote and spoke against the proposal. ASH has now approached the owners to possibly negotiate a better development.

95 Sweetland - at the request of the architect, DARC met with the owners of what is now a partly demolished fenced property, which is subject to a stop work order. The owners seemed confused about the reason for the meeting as they said there was no site plan required, nor any minor variances. They plan to create two units - one of them with 10 bedrooms. The city planner says that a site plan control application will be required in any case.

Small scale industrial uses in residential zones - ASH and DARC met with the city planner, Carol Ruddy, in early March to better understand this initiative. Ms. Ruddy had also met with the Lowertown Community Association who expressed similar ideas and concerns - mostly about size, noise and odour implications. A report will be prepared by late summer.

560 Rideau - the site plan has still not been finalized and apparently there is no deadline to do so.

On the radar:

Minor rezoning - 244 Fountain Place