

Hunt Club Community Association

MONTHLY MEETING, 7 FEBRUARY 2022

Present:

1. Peter Brimacombe, President
2. Peter Foulger, Vice President
3. Audrey Bélanger Baur, Treasurer-Secretary
4. Lynette Joseph-Sankey, Director
5. Matt Page, Director
6. Brian Wade
7. John Sankey
8. France Picard
9. Barbara Shea
10. Dave Coyle
11. Piero Narducci
12. Andrew Sutton, City of Ottawa (Assistant to the City Councilor)
13. Riley Brockington, City Councilor
14. Norman and Patricia McLeod
15. Tania Mushka
16. Kathy Wright
17. Barry Smith
18. Ijeoma Udechukwu
19. Salma Al-Shehabi

Regrets: N/A

MEETING MINUTES

1. Welcome and Introductions

Introductions

Peter welcomed everyone to the monthly board meeting.

2. Approval of the Agenda

Motion: To accept the agenda for this meeting as is.

Moved by Lynette Joseph-Sankey, seconded by Matt Page, carried by vote (approved).

3. Approval of Minutes

Meeting Minutes: 10 January 2022

Motion: To accept the minutes of the monthly 10 January 2022 meeting.

Moved by Peter Brimacombe, seconded by Matt Page, carried by vote (approved).

4. Insurance

The HCCA needs for insurance are for liability insurance only (not directors and officers) that is reasonable in costs and meets the objectives of the association.

Audrey Bélanger Baur informs all attendees that The Co-operators Insurance company has given the HCCA a quote for \$680 for the entire year, subject to certain outstanding questions such as the number of volunteers.

The Board is polled and agrees to general liability insurance for under \$1,000 annually, and permission is given to move ahead with the paperwork and begin insurance coverage as soon as possible.

Barbara Shea thanks for their quick action the Board as orders for plant seedlings need to be made by mid-February.

5. Truckers Protest

The following motion, prepared in advance by the Board, is presented:

The HCCA stands with its downtown Ottawa neighbours for their right to peace, cleanliness, respect, and well being in their communities. The occupation of downtown Ottawa is unlawful and harms the health and safety of residents in the downtown core and across the city as essential services are no longer available. The City of Ottawa and Ottawa Police Service must explore all legal options to curtail and end the occupation, through all mean available to them and by requesting support where needed.

Moved by Peter Brimacombe, seconded by Audrey Bélanger Baur, carried by vote (approved).

Discussions took place during which the members of the association expressed their outrage for the suffering faced by our neighbours downtown, the serious threat posed by occupiers' actions, the lack of preparation by the City in anticipation of protesters with large motor vehicles, and overwhelmingly supported that further action is necessary to end the occupation.

6. Housing Task Force

The floor opened for discussion regarding the [Ontario Housing Affordability Task Force Report](#). The overview of the report is as follows:

The Task Force is comprised of industry leaders and experts. They consulted with stakeholders including municipalities and advocacy groups to develop their report.

The Task Force report is part of the government's broader plan to seek feedback from a variety of sources, including through municipal and public consultations, to identify and implement measures to address the housing supply crisis and get homes built faster.

Peter Brimacombe shared his concerns with certain recommendations in the report which seek to waive development charges, to "disallow public consultations", that in municipalities with a population of more than 100,000, the province should "allow any type of residential housing up to four storeys and

four units on a single residential lot”. Additionally, in an effort to eliminate what they call “nuisance appeals”, the task force recommends that the fee of a third party – such as a community group – pays to appeal projects to the Ontario Land Tribunal should be increased from \$400 to \$10,000.

Peter Brimacombe read a prepared statement on explaining that the nine-member Housing Affordability Task Force, chaired by Scotiabank CEO Jake Lawrence wants to “create a more permissive land use, planning, and approvals systems” and throw out rules – including ones that allegedly protect the “character” of neighbourhoods across the province. Peter continues the statement: “This is a threat to our community. We should be willing to work with the City to gradually increase density” and suggests complementary tools to bolster housing affordability “The Federal Government has big influence over the housing market. Interest rates, CMHC regulations, buying mortgage-back bonds from the banks and the FHSA tax shelter.” Peter closes stating that he thinks “this is a big threat to us. It is a threat to me and my family”.

Brian Wade explains that the draft report has been adopted – it is no longer a draft - and reiterates concern that local groups would no longer be part of the planning process as a \$400 charge is already limiting, but \$10,000 is prohibitive. He explains that more housing supply is needed to help address the housing crisis, but objects to the recommendations addressing housing affordability. Brian is concerned that these kinds of policies and recommendations seek to take away planning authority from the City and local neighbourhoods in favour of the Province.

Salma Al-Shehabi noted that the City of Ottawa’s Official Plan does not plan for enough housing to protect long-term affordability, in addition to already existing housing unaffordability.

Tania Mushka raised the suggestion that the Federation of Citizen’s Association is best placed to voice the concerns of residents, rather than the HCCA.

Audrey Bélanger Baur brings back attention to the fact that the Ottawa City’s Official Plan will underserve Ottawa in terms of housing and suggests that the risks of underserving our community are significant. Making the abundance of housing affordable through various programs is possible, but this housing abundance needs to first exist. It is the single biggest tool we have to prevent rampant homelessness in our community. Audrey wants to stress private property rights, which are that if someone purchases a property, as long as they are not disturbing the peace around and residential units don’t do that, it’s difficult to think that we have the right to restrict what someone else is allowed to do on their own land. Preventing gentle densification in our neighbourhood is unethical towards future generations and future residents, and it is also environmentally unsound. Aligning ourselves, even if not agreeing with everything that is in the report, may be the best way for the HCCA to ensure it does have a voice, otherwise the association’s opinion would likely -and rightfully- be discarded as simply NIMBY.

Brian Wade suggested the following motion:

That the HCCA send an email to bring the Housing Report to the attention of the Federation of Citizen’s Association.

Moved by Matt Page, seconded by Peter Brimacombe, carried by vote (approved).

7. Transportation Master Plan

Peter Brimacombe has read the Transportation Master Plan and has two comments. First, the plan doesn't recognize the important role of cars and trucks running on existing roads and how these kept the City working throughout the pandemic. Second, active transportation is not very practical during Canadian winters. For example, at the South Keys mall, last week, Peter saw one person on a bicycle at -20 degrees compared to a thousand people not on a bicycle.

Audrey Bélanger Baur raises that active transportation is important and ultimately, residents will use whatever mode of transportation is most convenient and having that option would allow more residents to choose alternatives to car-centric mobility. Other cities, which also experience harsh winters, do offer year-round safe biking (plowed bike lanes that don't accumulate more than 4cm of snow at any time, traffic light priority for active transportation when it is cold or raining, etc.). It is about maximizing how can get around without forcing residents to own expensive cars to be able to get anywhere without tripling their transit time. Audrey acknowledges that roads have been and are extremely useful but suggests that it is a consequence of roads being the only transportation infrastructure that has been properly invested in at the expense of all other modes of transportation (public transit, cycling, walking, etc.), rather than have it be proof that it is the only viable mode of transportation for residents. Allowing individuals to choose how they would like to travel is a benefit to everyone even those who do not use active transportation as it reduces car congestion.

Salma Al-Shehabi does not want investments only in active transportation as, whether we like it or not, many people are car-dependent or used to getting everywhere by car and they will not choose active transportation. Salma wants investments in both.

8. City Councilor's Report – Riley Brockington

a. Truckers' Convoy

- The Ottawa Police is struggling containing the "protest". The strategy is to hold the line and maintain peace and order.
- Ottawa Police have been overwhelmed by the number of truckers and the area where they are positioned, they have infiltrated many residential streets.
- Riley has been swamped with emails (more than ever in his career). There have been hundreds of issues, legal issues, harassment issues...
- Riley sent out a statement last saying "the party is over" and "it is time to go home". While Riley agrees with the right to protest, to gather, and to disagree with one's government and be heard, this is not a protest. This is an illegal occupation.
- International supporters are backing the main organizers. This is not a local protest. The protesters demand the Federal Government and provincial governments lift all mandates. This demand is not realistic.
- The City has taken the brunt of peoples' frustration even though the public health measures are federal and provincial.
- Ottawa Police are being re-enforced by the RCMP and other police forces.

- City Council passed 8-9 motions today: fines are now \$1000 for any by-law violation, including idling.

b. Pine Woods on Hunt Club

- There have been meetings regarding the initiative. The Airport Authority wants the city to lease the area to get revenues, or to proceed to a land swap with the city. Airport says that public pressure has been effective in making auto (BMW dealership) and another company back off completely. No company wants the public backlash for cutting the trees so the Airport Authority will cut them down and then market the land.
- Plan/Motion: direct staff to do a review to see if there's any comparable land that can be offered for a land swap to the Airport Authority (and maybe we can keep wooded lands), but the realistic expectation is that the report will scrap that idea since insurance would require the area to be barricaded off from the public.
- This is land the federal government should be protecting.

c. Ottawa Hunt Club Golf Course – Plan application

- Site plan application from the Hunt Club Golf Course to build a new maintenance building at the far east end of their property. On the north side of Hunt Club Road.
- There isn't enough room for their yard equipment in their existing building.
- There doesn't seem to be any objections.

d. COVID and Ottawa Public Health Update

- Vaccination at the community centre for 1st, 2nd (for children), and boosters for people 18+.

9. Comments/Questions

Peter Brimacombe – Sought confirmation from Riley that the motion voted on is sufficient to support him in his work.

Tania Mushka – Wants to bring attention back to the proper land-use issue that this area under the management of the Airport Authority could become development land for affordable housing.

Barry Smith – He asks what the city did to prepare when they heard the convoy would be coming. He wonders if threat and risks analyses were conducted. Riley Brockington answers that a post-mortem will be conducted. OPS grossly underestimated who was coming and for how long. The Chief of Police wants to keep ordering peace as well as possible but avoiding riots doesn't appear to consider the ramifications that were put on the people downtown. People were shocked with the illegality of actions to which police were completely unresponsive. More details should be coming, and an independent review will take place. Barry Smith offers assistance as he has experience in conducting assessments regarding explosive risks for the Department of National Defense.

Barbara Shea – Thanks the Councilor for the work he has been doing and is appalled by the personal threats made against him and other councilors. Asks for suggestions of other actions residents can take to support councilors and organizations helping residents downtown.

Audrey Bélanger Baur – Echoes what her neighbours have said and asks if Riley can make sure residents are aware when the post-mortem takes place as residents are looking for 1) accountability from the OPS who has completely abandoned the health and safety of residents, and 2) investigation into the completely different approach of the police acted with a protest, when often the police responds with too much force to much smaller offenses, and now they have been completely standstill in front of incredible lawlessness and danger to others, and distrust in our police service is growing.

Salma Al-Shehabi – She believes that the threats of the convoy might be exaggerated and thinks everyone has the right to protest and that residents aren't entitled to the capital more than other Canadians. She hopes that the government will respond to the convoy and come to an agreement emphasizing how difficult it is for workers losing their jobs and worried whether they will be able to pay rent or their mortgage. She stresses that these are legitimate concerns, and they shouldn't be accused of being racist even if there are a few bad apples. The second item Salma raises is the vacant unit tax of 1% to be discussed at FEDCO on March 1st. Salma believes that the vacant unit tax will be harmful to tenants and homeowners. She believes that the tax will disincentivize rentals further decreasing supply making the housing crisis worse.

In response to Salma's comments, Riely Brockington thinks that certain councilors made exaggerated comments. Riley does not take issue with why people came to Ottawa to protest; he takes issue with illegal actions taken by some people participating in the convoy. He emphasizes that this is not a legal, condoned protest or occupation. It is illegal and this is an undisputable fact. Regarding the vacant unit tax, Riley affirms he voted against because he is against creating new taxes.

10. Treasurer's Report

Audrey Bélanger Baur presented the Treasurer's Report, which presented all transactions (in and out) of the HCCA since the Annual General Meeting. All transactional authority has been successfully transferred to the new Board of Directors.

Motion: *To accept the Treasurer's Report.*

Moved by Peter Brimacombe, seconded by Peter Foulger, carried by vote (approved).