

Hunt Club Community Association

MONTHLY MEETING, 4 APRIL 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, Past President
7. John Sankey
8. Abiodun Mosuro
9. France Picard
10. Barbara Shea
11. Cathy Bourguignon
12. Christine Johnson
13. Dave Coyle
14. Denyse Baizana
15. Dora Joseph
16. Ijeoma Udechukwu
17. Jason Dube
18. Katarina
19. Laura Clark
20. Margaret
21. Mildred Beechey
22. Norman and Patricia McLeod
23. Andrew Sutton, City of Ottawa (Assistant to the City Councillor)
24. Peter Heyck
25. Piero Narducci
26. Sam Tudino
27. Riley Brockington, City Councillor
28. Tania Mushka
29. Patrick Morton
30. Larry Swain
31. Peter Heyck

Regrets: N/A

MEETING MINUTES

1. Welcome and Introductions

Peter welcomed everyone to the monthly meeting.

2. Approval of the Agenda

The agenda is modified. Piero requested to add the item of the Butterfly Project, it was agreed for it to be added to the meeting in May 2022.

Motion: To accept the agenda for this meeting.

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

3. Approval of Minutes

Meeting Minutes: 7 March 2022

Motion: To accept the minutes of the monthly 7 March 2022 meeting.

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

4. Housing Task Force

Peter Brimacombe speaks to how “the rights of homeowners are pitted against the need to house a greater population and pits the provincial government against the municipal government.” The Board is divided between protecting the interests of existing homeowners and providing housing for a growing population.

- **Housing Task Force Flyer**

A [one-page flyer](#) has been approved by the Board of Directors after long deliberations through a ranked vote of four flyer candidates. Not all directors felt the chosen flyer met the criteria of the motion passed, but it was the flyer that had received the most 2nd place votes overall.

The motion passed set for the Board to inform the community in a non-partisan way to collect feedback, inform the Association’s official position, and provide residents with the opportunity to share their thoughts with elected officials.

- **Flyer Campaign**

Members of the Board of Directors distributed the flyer throughout the neighbourhood to inform residents about potential upcoming changes to the planning process based on the [Ontario Housing Affordability Task Force Report](#)’s (HATF report) ambitious supply-side recommendations. Since then, the provincial government has tabled *Bill 109, More Homes for Everyone Act, 2022*, which is a much less ambitious piece of legislation.

The flyer allowed Directors to start a conversation with various members of the community.

Unfortunately, many geographically diverse areas of the community have not yet been reached because of time constraints, but efforts will continue to be made to reach all our neighbours.

Lynette shares how fantastic it was for her to meet neighbours. Lynette speaks about Katrina, a resident who is looking to sell her home and move back to the neighbourhood and about Julie is excited to volunteer with the association and contribute to the Fall Festival.

Matt spent time over the weekend meeting neighbours as well and he was even recognized as a member of the Board of Directors. Residents were happy to receive the flyer and inform themselves on the matters at hand.

Peter B. met with 73 people to tell them that there was a proposal which would allow a four-storey building on each lot in the neighbourhood. They happy to receive this important information.

France Picard says she never saw the flyer before it was posted online only a day ago. Many households, maybe the majority, were not reached through this campaign.

Tania is pleased with the flyer and agrees with everything in the flyer. Tania would like more context from Riley because "our community is negatively impacted through less consultations," and she wonders what the status and window for the HCCA is to change the course of this process, whether it is at the provincial or municipal level. Tania agrees with the response of the City of Ottawa to the 55 recommendations of the Housing Affordability Task Force report. Riley provides an update that legislation is being pushed through likely before the provincial election, but that "exclusionary zoning (R1)remains and that is a victory for us." Riley encourages residents to write to our MPP to prevent change.

Patrick Morton shares with members that he spoke to the planning committee and has lived here a few years. He also did not get a flyer. He is a renter and is quite concerned about affordable housing and would love to have the ability to stay in the area. He is in favour of some of the measures of the TF.

John Sankey suggests that the Task Force deliberately wanted to get attention and affirms that one valid aspect is that far too much urban area in Ontario is zoned R1, in fact over 70% of Toronto is zoned R1 and that is not affordable. John believes that we need to go around and make positive suggestions instead of saying "no" all the time. There is an important need to increase the supply of affordable housing. The average increase in population in Ottawa was 11,000 per year, and last year was 23,000 and we are only building half as many houses as are needed (first because so much urban land is zoned R1 and municipal delays are excessive). For example, John supports arterial roads should not be zoned R1; that it would also be possible to limit R1 zoning as a percentage of the urban area of our municipalities, e.g. initial goal to decrease to 50% of the land zoned R1 and then decrease as need be after that.

Audrey thanks Patrick for joining and looks forward to his involvement, and thanks John for his practical recommendations which shows the right kind of spirit to tackle the housing crisis. As for the next steps, Audrey's understanding is that the legislation includes new expected timelines for planning applications, either a partial or full refund of application fees must be made to the applicant. She requested a summary with Councillor Riley of the legislation so the HCCA can focus its advocacy with what's on the docket and put our efforts where it will have an impact to alleviate the housing crisis. Legislation: <https://www.ola.org/en/legislative-business/bills/parliament-42/session-2/bill-109>

Riley explains to members that many recommendations of the Task Force report were not included in the provincial legislation, as well as the current provincial's philosophy to solving the housing crisis, which is extremely complex and requires a mix of solutions.

Christine Johnson (who also agrees with John Sankey about R1 prevalence) is saying there should be a percentage of all new housing developed that is affordable.

Tania also liked what John Sankey said, as well as Christine, but she sees this as having two dimensions: substance of what is being said, and the governance of what is around this.

Brian wants the HCCA to stay on the lookout for all legislations and initiatives that will support affordable housing. He is unhappy with the reduction in the voice of community associations (details and logistics). See non-technical briefing (on hunt-club website): <https://hunt-club.ca/issue/affordability-task-force/>.

Laura Clark asks if the legislation would remove local ability to have design input and is confused about the difference between exclusionary zoning and R1. Riley responds saying the province would limit the breath or scope of what bylaws cities can pass about zoning. There was significantly more apprehension about what the provincial government was going to do than what they actually did with the new legislation.

Cathy Bourguignon also shows interest in the legal memo and asks for it to be posted on the website.

Councillor Riley reiterates that there is a desperate need for more housing and need to respect mature neighbourhoods. Every time we limit housing, it always makes supply go down. About 95% of the housing stock is built by the private sector; there are no incentives for developers to build more housing and build affordable housing (subsidies, incentives, etc.). The Official Plan (OP) was passed last year, now it's the implementation of the policy city-wide and that kicks off the comprehensive zoning bylaw review to absorb more development over the next 25 years (two-year exercise).

John Sankey adds that we can't believe what the provincial government is doing right now because there is an election coming up very soon and there's a huge fight on the north side of Toronto and they are working to get votes (and that is why they abandoned the R1 zoning). He doesn't believe the threat to R1 has gone away but reducing the percentage of R1 zoning will automatically increase affordable housing if you allow more 6 to 12-storey apartment buildings on 4 lane roads. This way, "we can guard our own communities and preserve R1 here."

5. Call for New Directors

There was a call for new directors. The application form is available on the website in today's meeting space and will be sent it by email. The past president is the one who receives the application for new directors.

Christine Johnson wants the Board to know that she saw the best flyer posted in the Glebe (she will send a photo to Board) advertising for new directors. We can improve our campaign with this new material.

6. City Councillor's Report – Riley Brockington

Councillor Brockinton's report can be found [online](#). Below are only recorded selected items serving as a reminder for members of the HCCA.

- a. Clean up of McCarthy Park
 - Volunteers needed, sign up by emailing Riley.Brockington@ottawa.ca
 - 10am to 11:30am on 23rd of April (snacks provided)
- b. Public consultations
 - Airport Parkway and Walkley Rd Project on April 28 at 7pm
 - HCCA has two representatives at the working group (Audrey and Peter F.)
- c. Solid Waste Master Plan consultations
 - Learn more at www.engage.ottawa.ca/solid-waste-master-plan
 - Information session April 13, 7-9pm
- d. Transportation Master Plan
 - Comments extended until April 5, 2022
 - Get involved at www.engage.ottawa.ca/transportation-master-plan?tool=survey_tool#tool_tab
- e. Development: 3930-3960 Riverside Drive
 - Previous plans are off the table
 - New plan: 80 townhomes and 5 apartment buildings
 - Revision to zoning is necessary to allow for townhomes
 - Riley recommended having a grocery store (commercial) in the residential only neighbourhood to help with a 15-minute neighbourhood
- f. 400 Hunt Club Rd.
 - Red Pine plantation – A last option is being considered to help save the plantation, but that will only happen if a viable land swap can be found.
 - City Council has not yet agreed to a swap, only the option is being reviewed for now.
- g. MTO Temporary Office
 - Complaints have been made about increased circulation on certain streets, but Councillor Riley reminds residents that streets are public goods, and everyone has a right to drive on them.
 - Nonetheless, the street for which multitude complaints have been received has been taken out of the routes on which new drivers are tested.
- h. Repaving
 - Hunt Club Rd between Airport Parkway and Paul Anka (westbound), May 9 to June 16
 - Riverside Dr. from Walkley to St. Pat's Home – May 31 to July 22

Comments and questions

Tania is impressed with richness of reporting, new intersection, zoning change, etc. As for affordable housing, she asks whether the city has leverage in requesting for a portion of that to be affordable housing given developers are dependent on zoning change and if a battle to prevent them from building townhomes unless they make a portion of them affordable housing is possible. Riley explains that a permit is granted on planning merits only and not on affordable housing merits.

Audrey asks if there a reason we cannot have bike lanes under hydro power lines and sees this as a potential great opportunity for protected bike lanes, she also inquires about traffic calming measures as

in making secondary streets one-way instead of two-way (as they currently all are in the neighbourhood). She also asks why the development on Riverside off the table because she thought it was a great example of missing middle and was pleased that it would bring hundreds of new homes that are desperately needed to the area. She would like to make sure that any new plan does not lower the previously approved density, as more density would be better in such a great area. Councilor Riley says he will have to look back to compare the proposals but says that the current proposal has a “fair number of units. It’s not an excessive number, but it’s a good number”, and that the Transportation Master Plan does not go into details of each specific streets. Riley’s transportation priority is to connect the Money’s Bay bike path network to Uplands Drive using segregated bike lanes. Audrey is happy there is a focus on safe networks as they are a deciding factor in people using alternative modes of transportation.

Ijeoma also did not receive a flyer. She observed something yesterday, driving down the airport parkway exiting at Brookfield and saw the sign of a bike, but it wasn’t obvious. She likes the green colour bike lanes because it makes them more obvious to drivers making the road safer for cyclists.

Abiodun emphasizes the acute shortage of affordable housing. He deplores that this is entirely left to private developers and believes there should be deliberate effort by the government to encourage and support mass production of affordable houses in whatever form. This would go a long way to solving the problem. Currently, demand outstrips supply of which there simply is not enough.

Lynette wants to welcome a new member, Katrina.

7. Fall Festival

Matt met with partners, including the Councillor. There is a need for volunteers and their skills.

The HCCA Board felt pressed to bring back the Fall Festival as part of its mandate when elected. The Fall Festival will take place **September 17th from 11am to 4pm**. The Hunt Club Community Centre has already been secured, it is happening rain or shine.

The theme has not yet been determined, but the objective is to celebrate community (arts, nature, food, sports, small businesses). Drive or donation is also being considered. Input (contacts, thoughts, etc.) is requested and monthly updates will be given. Opportunities to highlight community heroes – e.g., crosswalk guard are also in the plans.

To come: Sponsors, volunteers, electrical equipment, staging, photography, media advertising, etc.

8. Get Growing

Barb Shea presented three documents: blueprint (buy seeds and distribute them), the project charter which outlines the roles of various stakeholders, and an update which is filled with good news. Barb thanked the core team for their incredible work.

Get Growing has received very generous donations (all the seeds were donated free of charge!). Lots of funds were put towards seedlings, May 21st is day of distributions, Christine has made connections at the community housing complexes, information pamphlet will go out again this year. Distribution will take place outside the community center.

Barb asks for donated funds for Get Growing to the association to be marked for this project. Volunteers will be required for May 21st (10am to 1pm) to help give out the kits.

9. Toddler Storytime

Christine says they received a phenomenal response and have a waiting list. It starts tomorrow with a full room of toddlers and their caregivers. Christine will send the bill for the cost of renting the room to the association.