



## Hunt Club Community Association

MONTHLY MEETING, 12 SEPTEMBER 2022

**Present:**

1. Peter Brimacombe, President
2. Peter Foulger, Vice President
3. Audrey Bélanger Baur, Treasurer-Secretary
4. Lynette Joseph-Sankey, Director
5. John Sankey
6. Cathy Bourguignon
7. Dave Coyle
8. Christine Johnson
9. Norman and Patricia McLeod
10. Piero Narducci
11. Riley Brockington, City Councillor
12. Tania Mushka
13. Patrick Morton
14. Zane Oueja
15. Abiodun Mosuro
16. France Picard
17. Susan McCarthy

**Regrets:** Sabrina Barakat, Matt Page



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### MEETING MINUTES

#### 1. Welcome and Introductions

Peter welcomed everyone to the monthly meeting.

#### 2. Approval of the Agenda

Motion: To accept the [agenda](#) for this meeting.

Moved by Peter B., seconded by Peter F.

#### 3. Housing Affordability

Peter Brimacombe starts with motions on housing affordability, and states that the proposed densification of R1 zoning along Plante Drive is “a proposal that adversely affects homeowners in our community.”

Peter B. supports the proposal because it is gradual. He would like to host an in-person meeting at the community center, and to put up flyers on mailboxes to promote the event. In the meeting, he would like to present the proposal and the map that demonstrates the area potentially affected by the upzoning. However, the map only applies to Plante Dr. south of Cahill, but Peter B. believes it should apply to the entire street.

Patrick Morton asks if Peter got his email where he responded to a few things he’s talking about; zoning review is happening over the next three years (map), June planning committee recommended that new R1 zoning would allow 2 units instead of 1.

Peter B. wants all of Plante Dr. to be evolving, and Patrick clarifies that the zoning changes would change all R1 zoning to 2 units per lot.

Tania asks if the comprehensive zoning by-law review will be granular or if there will be exceptions to the rule of converting R1 zoning to R2 zoning. Riley responds that he does not have any information surrounding the review at this moment.

#### 4. Fall Festival

Lynette says that there is a mandatory meeting for volunteers at 6:30 P.M. on September 15<sup>th</sup> so that they can receive a name tag on Sept. 17<sup>th</sup>. She announces that all tables for the festival have been booked, and that a Canadian folk singer, as well as a live band, will be attending. Despite no bouncing castles, there will be many other activities for children. There is also a massive sign at the corner of McCarthy and Paul Anka advertising the festival.

Peter F. presents the Fall Festival Budget. He says that the association is currently looking at a small surplus, and thus there is no need to dip into the contingency fund. The donations in-kind are listed as being from: City Councillor, MPP John Fraser, a silent auction, Loblaw’s, and Metro. The budget presented is as follows:

- Money in the bank: \$4,000.00
- Donations in-kind: \$1,850.00
- Commitments not yet received that the team is still chasing: \$3,200.00 (for a total of \$7,200)
- Current planned expenses: \$5,730.00



Susan asks if a PA system will be rented for the festival given the association as access some free options. Lynette responds that they will rent one for 50% off.

Cathy asks if the team reached to local high schools for volunteers. Lynette responds that a grade 10 student will be volunteering. Cathy asks again if they reached out, and Lynette responds saying that she thinks Matt reached out (although she's not sure), and that some members from the Carleton Ravens may be coming as well.

John Reid asks to confirm if the library services petition is on the meeting's agenda. Peter B. responds that the item is on the agenda. John reiterates the importance of having time to discuss the petition, and Audrey confirms that there is.

## **5. Library Services**

Christine announces that John Reid and Jason have made a video titled [Hunt Club needs a library](#). Moving on, Christine explains that she and Linda Sabine have started the fall session of Toddler Storytime with two back-to-back sessions for the season, and that there's been incredible demand for the event. She moves on to discuss the endorsement of the library petition by the HCCA and says that the Ottawa public library now has an online survey. Given that the HCCA has endorsed the petition, she would like an opportunity to collect signatures at the association's table during the Fall Festival. She refers to part 2 of a previous motion which states that the HCCA Board of Directors will take steps to publicize the motion at the end of the September general meeting.

Lynette responds to Christine saying that she opposes people walking around and collecting signatures, and instead says that signatures must be collected at a table. Christine reiterates that she wanted to collect signatures at the HCCA's own table.

John Reid sent an email asking for a table at the Fall Festival to collect signatures for the library petition, and was shocked by the response he received, which was that the Fall Festival was not for collecting signatures on any petition. He refers to the Section 2b of the Canadian Charter of Rights and Freedoms, which enshrines the rights of freedom of expression, including collecting signatures for a petition. He insists that freedom of expression rights must be maintained during the Fall Festival. Lynette does not take back what she wrote in her response to John because she thought he would be walking around collecting signatures for petitions.

Audrey reviews the [motions](#) related to the library petition, reiterates the stance of the HCCA in support of more library services for Hunt Club, and thanks John Reid and Christine for their leadership on this file.

Lynette says that she has already completed the online library survey. John Sankey defends Lynette's stance on petitions at the Fall Festival.

## **6. In-Person vs. Zoom Meetings**

Peter B. thinks hybrid would not be possible, and states that he is not comfortable with that system.

Lynette wants in-person meetings because she believes it is important to connect with people, and that it offers more in the way of human interaction.



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Peter B. prefers in-person meetings because one “does not have to be careful with things they say”, and he agrees with Lynette’s previous arguments.

John Sankey also voices his support for in-person meetings, and says that he sent two emails to the association.

Christine says that she loves in-person meetings instead of Zoom, and agrees with Peter B. that hybrid meetings may be too complicated.

Susan enjoys in-person events but cannot leave her husband, as she has care people coming into her house around the time that meetings are held, and thus cannot simply leave to be at a meeting. She suggests speaking to Jason to explore the possibility of hybrid meetings, and says that a hybrid format would be easier for other people to attend as well, such as Denise, who is in a wheelchair.

Patrick understands that hybrid has its challenges, but is interested in helping figure them out. He says that it is easier when most participants attend in-person, but that a hybrid model will also allow people who can only attend over Zoom to be involved.

France says that she has attended all meetings since Zoom because it makes it easier for her to attend. She spends her day doing care work for her mother and visiting her husband at a long-term care home, and says that she is unlikely to go to the community centre in the winter; she would much prefer to be able to participate through a hybrid model.

Tania echoes some prior sentiments, and says that this is a Zoom vs. safety issue. She calls into question how safe an in-person meeting will be for those who attend, and says that at minimum there must be a level of safety and risk acceptance by the Board of Directors. She recommends either delaying the decision until more is known about the direction that COVID is taking, or pursuing the hybrid option. She says that she is immunocompromised and cannot be in a closed room.

Piero echoes previous comments by Susan, France, and Tania, and says that he has held Zoom meetings of up to 80 people and has received feedback by attendees saying that they felt included, and that it speaks to the inclusivity that technology allows. He appreciates the longing for interpersonal contact, but says that if we want to increase recruitment, we will not get 50 people attending in-person in the middle of winter, but we will get 150 attending over Zoom. He also says that the HCCA should consider how accessible it makes its meetings to all who want to participate.

Abiodun says that Zoom is convenient and that it came at a time when it was needed, and believes that hybrid should be pursued if it is not too costly and burdensome.

Audrey says that in-person meetings have a lot of value, but that it is important to recognize that meeting turnout has been higher over Zoom, and that it is more inclusive for people with other duties, including childcare. She absolutely agrees with the duty of risk assessment by the HCCA, and suggests using HEPA filters to provide cleaner air to decrease risks for in person indoor activities. She also suggests having a monthly social event where members can socialize and discuss non-association topics to improve interpersonal connection as an alternative to in-person monthly meetings which would systematically exclude more vulnerable and busier (childcare, multiple jobs, etc.) people from being able to participate in meetings. The HCCA’s role is to bring the community together and that cannot be done



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if we opt for processes that are not inclusive of the needs and limitations of all members of our community.

Lynette responds to Audrey saying that they used to hold in-person meetings in the homes of members, and that there was good attendance in the winter for those meetings. She questions the difference between having social events and having meetings in-person at the community centre. Audrey responds with the fact that due to the ongoing threat from COVID, some people may not be able to attend in-person meetings and hence not feel included. She says that the HCCA cannot only offer in-person meetings, and must be mindful of the people who cannot attend in-person. She believes that hybrid will be possible after a few tries.

John responds to Audrey, saying that the association has been around for 45 years, that he has been president for 8 years, and that they never had any problems about inclusivity before.

Sue asks that Riley Brockington's report should come right after the Treasurer's report.

### **7. Treasurer's Report**

Audrey presents the [Treasurer's report](#), and is as follows:

- The HCCA's current balance: \$14,393.34
- Donations to the Fall Festival: \$4,000.00 (consisting of \$2,000.00, \$1,000.00, \$500.00, and \$500.00)
- New membership fees:
- Paid reimbursements to the community garden and the spring session of Toddler Storytime of

Audrey has prepared a balance sheet (draft while some items are being investigated to include in the right category) of the program revenue stream breakdown so that members can see which funds in the association's account have been collected for what purposes and can thus make allocation decisions for funds. The revenues for each event are as follows:

- Rain barrel fundraiser: over \$1,600.00 (currently untouched)
- Community garden: over \$1,100.00
- Get Growing: has a surplus this year due to donations, came \$13.00 under budget. Audrey is still tracking down some donations.
- Art Club: donations of at least \$78.00 in surplus
- Toddler Storytime: motions to cover room rentals with no additional funds to be requested from participants.
- Fall Festival: budget of \$4,950.00 as presented on Aug. 15; \$4,000 has currently been deposited, and over \$3,000 in commitments that have not yet been collected.

Overall, subtracting the Fall Festival's planned expenses to date, the HCCA has almost \$6,500.00 in the bank that can be used for any other programs or activities of the HCCA.

### **8. City Councilor's Monthly Report (Verbal Due to Election Season)**

There is no physical copy of the councilor's report due to restrictions imposed during elections.

- a) Tudor Hall
  - o Development plan following public consultations hosted in late spring and consultations that continue



- Over the summer, Riley met with a small group of local residents, the president and executive director of golf club, and the city planner (Sean more has taken over the development)
  - Tudor Hall will provide a second revision to the City of Ottawa, but we are many months away before this will be heard at the planning committee
  - Some residents want to see the height and density of the development be reduced, while others believe that we are in a homelessness and housing crisis, and thus we need to maximize development on the parcel of land
- b) Fox View Retirement Community
- Riley attended the 1<sup>st</sup> anniversary
  - Building is currently 40-45% full, and they think they will be at capacity within the year. Resident feedback was very positive
  - Riley asked when phase 2 would come, and will most likely be a rental apartment building. However, this is not expected to occur in the short-term
- c) Street Paving
- Paving continues, although road projects in River Ward had to be reassessed and reprioritized due to a strike in July of construction labourers, which stopped paving and other projects across the city
  - Paving on Hunt Club Road Eastbound (between Riverside and Bowesville) started last night, while the eastbound section between Paul Anka and the Airport Parkway will start next week
  - 99% of the work will be done at night. It is city policy that all arterial roads are to be repaved at night
  - McCarthy Road from Hunt Club to Paul Anka will start Sept. 26<sup>th</sup> and end Nov. 25<sup>th</sup>. Residents have been very vocal about the poor quality of the road. If there is an early winter, construction crews will not be able to complete the project, and will have to stop for the winter
- d) Trees and Stumps
- Multiple inquiries about trees and stumps in the ground, hundreds of locations in Ottawa that the city still needs to address. As long as residents have called in, their requests will be assessed
  - If residents lost a city tree, replanting is not automatic. The responsibility is on the residents to request a tree
    - DO PEOPLE HAVE TO CALL 311? Yes. It was in his bulletin of August 1<sup>st</sup>
- e) Facilities Framework (Ottawa Public Library)
- Gaps in service across districts. The OPL is undergoing an assessment process to see where new branches are needed.
  - Riley believes that River Ward is grossly underserved by the OPL. He is prepared to take certain steps, but he is waiting for the staff report to be released
  - WHAT KIND OF STEPS CAN BE TAKEN? DO THEIR CRITERIA RECOGNIZE HUNT CLUB IS UNDERSERVED OR ARE WE WAY DOWN THE PRIORITY LIST? Don't know yet. Will it just be a framework or will it also have recommendations? If our community isn't mentioned as a priority in recommendations, then we'd need to advocate. If a case needs to be



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made, councilor will need backing from the community. Doesn't want this to be postponed further than this framework work.

### f) Coyotes

- In the last 6-8 weeks, Riley has seen incredible growth in people contacting his office with their experience with coyotes; almost daily now
- There was a report of a dog being taken by a coyote during a party, and other reports of cats being taken by coyotes
- Coyotes are not afraid of us, and many parents are concerned for their young children
- The city does not have a coyote strategy. It will react if you report a bear or moose, but not coyotes
  - WHAT ARE OPTIONS RE: COYOTES? On his website, there's a ton of information from the Ministry of Natural Resources when we started having frequent sightings and interactions (McCarthy Woods)
  - City staff will hire an expert to come in and analyze coyote behaviour to investigate what is happening.

### g) Hunt Club Plantation

- Meeting with David McGuinty on Sept. 7<sup>th</sup>
- In the last meeting with the Ottawa General Manager of Planning, Steve Willis, he presented Riley with an aerial picture of the base. On either side of the base's entry lane, there are two 5 acres parcels of land (which consist of grass and a few trees) owned by the Department of National Defense
- Mr. Willis' suggestion was if the Department of National Defense swapped the land with Transport Canada, and thus not involve the City of Ottawa. This would protect the forest and it would be maintained by DND
- Riley presented this option to David McGuinty, who was very open to this idea, and told Riley that he will try to sell the idea and try to make it happen

## Questions

Cathy asks if the repaving of Hunt Club Road will further deteriorate already-bad traffic jams along it. She was there at 11 A.M. and 2:30 P.M. on the same day, and both times Hunt Club was heavily congested between Riverside and Paul Anka. Riley responds that there is no easy solution to this issue, and that the intersection of Hunt Club and Riverside has received an "F" in its ability to traffic throughput ability. The previous Transportation Master Plan stated that a third lane for Hunt Club would not be for cars, but instead a dedicated transit lane – this is still on the books.

Tania also asks about the traffic situation, and notices that congestion seems to be worse post-COVID than pre-COVID along Hunt Club, and asks if anyone has investigated why most of the traffic is heading in one direction. Riley asks when the access to the Queensway from Hunt Club opened, and Tania says it opened before the pandemic. Riley says that he will ask staff as to why traffic volumes are so heavy in this area.

Audrey asks where residents should go to if they lost a tree. Riley responds by saying that it is best to call 311, and that this was addressed in his [bulletin](#) on August 1<sup>st</sup>.



In another question, Audrey asks what “additional steps” Riley was talking about when he was discussing the Ottawa Public Library consultations. She is wondering if our community is lower priority than other areas in the city for some reason. Riley responds that he doesn’t know because he hasn’t seen the report yet. However, he says that if the report is a framework of recommendations on where to build new branches and River Ward is not mentioned, then he will absolutely make a case for the area. He wants the library’s Board of Trustees to prioritize River Ward for a future branch or branches.

Audrey also asks about options to deter coyotes from entering the neighbourhood. Riley says that on his [website](#), there are 6-7 documents from the Ministry of Natural Resources on how to deal with them. This summer, coyotes are everywhere and sightings are very frequent. There is a family of coyotes that live on the golf course, and another that live immediately north of the rail line.

### **9. Garage Sale**

Zane announces that the Hunt Club Cares Garage Sale is returning in 2023. The committee consists of Zane Oueja, Patrick Morton, Matt Page, and Linda King. The tentative date for the sale is Saturday, June 3, 2023 (rain or shine, and a week after Glebe’s garage sale), and the sale will cover the HCCA’s boundaries. In the future, Zane will reach out to neighbouring associations to know when they’ll have their garage sales, to request that they are all held on the same weekend. Funds will go to the Interval House of Ottawa, a charity for people escaping domestic violence, and is the same charity that was donated to in the past.

### **10. Shakespeare in the park**

Peter B. says that it was a good success. About 250 people attended the play. Patrick, Christine, and Barb put up posters on mailboxes, and Peter B. took them down.

### **Final Notes**

Certain motions passed by the Board through e-votes were not approved during the meeting and will require approval of the minutes at the September monthly meeting.

Minutes:

- [HCCA Endorsement for the Library Services Petition - 20 August 2022](#)
- [HCCA Motions regarding the Carleton community engagement project 2022-23](#)
- [HCCA Motion for the Fall 2022 session of 'Storytime for Toddlers'](#)
- [HCCA Motions for the Fall Festival \(incomplete – power point presentation missing\)](#)
- [HCCA Monthly Meeting Minutes - 6 June 2022](#)

All documents relating to the September monthly meeting can be accessed on the [website](#).