

# Meeting Minutes ▾ Dec 5, 2022

## Hunt Club Community Association - Members ▾ Meeting

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Present:

- |                                     |                                    |
|-------------------------------------|------------------------------------|
| 1. Audrey Bélanger Baur, President  | 13. Claude Paul Boivin             |
| 2. Mary Nduati, Vice President      | 14. France Picard                  |
| 3. Brian Wade, Treasurer            | 15. Ijeoma Udechukwu               |
| 4. Patrick Morton, Secretary        | 16. Jason Dubue                    |
| 5. Peter Brimacombe, Past President | 17. John Reid                      |
| 6. Peter Foulger, Director          | 18. Kitty Dubue                    |
| 7. Piero Narducci, Director         | 19. Norman McLeod                  |
| 8. Sabine Barakat, Director         | 20. Susan McCarthy                 |
| 9. Eleonore Benesch                 | 21. Christine Johnson              |
| 10. Tania Mushka                    | 22. Dave Coyle (President, RPCA)   |
| 11. Andrei Grushman                 | 23. Andrew Sutton (City of Ottawa) |
| 12. Cathy Bourgignon                | 24. Councillor Riley Brockington   |

Regrets: Zane Oueja, Director

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### 1. Welcome and Introductions

a. Introductions.

Audrey welcomes members and Directors.

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### 2. Approval of the Agenda

a. Explanation of Agenda format

Audrey: We will have a slightly different format today, Councillor Brockington will present earlier as there are a lot of updates and this way we can have the substantial discussions at the end, and don't duplicate items.

Eleonore joins us from Riverside Park CA.

**Motion:** To accept the agenda for this meeting.

Moved by Audrey Seconded by Patrick carried unanimously

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### 3. Information and Updates

#### a. Minutes: Nov 7, 2022

[November 7, 2022 Minutes](#)

**Motion:** To approve the November 7 2022 Minutes.

Moved by Audrey Seconded by Brian, carried unanimously

#### b. President's Report (Audrey)

##### i. Board transition

Audrey: Transition is proceeding, still a couple things outstanding but the Board is functioning. Bank transition takes some time.

##### ii. November 14 Board Meeting

Audrey: We had a productive meeting, decided on executives and committees.

##### iii. New Executives: Vice President is Mary, Treasurer is Brian, Secretary is Patrick.

##### iv. New Committees.

Audrey: We have 7 new committees (see below for list) to discuss later in the meeting.

##### v. Guest presentations were canceled, but Audrey spoke about the upcoming [Wildflower Seed Library Exchange](#) on Saturday December 10.

1. Guests - Carleton Students
  2. Guests - Ottawa Wildflower Seed Library
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### 4. Councillor's Report (Councillor Riley Brockington)

#### a. Report

[The full report is available here.](#)

Riley gives congratulations to Audrey and all Board members, and thanks them for their service, and looks forward to working with them.

The City's Governance Report coming out on the 14th. Committee chairs and members will be decided then.

The River Ward Holiday Dinner is coming up Dec 22. There was a similar event pre-COVID. Riley is picking it up now. Not targeted for any group, great to see people

from all walks of life. It is a catered dinner. Everyone is invited, but please register. December 22 at 5:00 at the Hunt Club Riverside Park Community Centre.

Airport Parkway: There has been ongoing public consultation: The design budget was already approved, and an info session was held November 23. The project includes proposed modifications to Walkley Road. This could include a “road diet”, taking out a lane, adding active transportation lanes and more room for pedestrians, and traffic calming. The second info session focused on Walkley Road is tomorrow. There are 10 projects on or abutting Walkley Road. [Please attend](#) if you’re interested. There will also be a renewal of Bank Street (Billings Bridge to LCBO). Look for an update in the new year.

Very important reminder- do not feed coyotes. Consultations will be taking place on a coyote strategy in early 2023, including public education. There have been reports of unauthorized neck snares placed for coyotes, these are not the city.

Tudor Hall- the new revised submission increases the density and decreases the parking compared to the original. There will be more on this in the new year.

Taggart plan (Hunt Club and Riverside, aka St. Mary’s (after the old gravel quarry site) will be filed with City this month. Mixed use development includes 4 buildings, 100 townhomes/ detached houses. Funding for traffic calming on Kimberwick would come as a part of this project, which Riley pushed for. Significant work on a MUP connecting to the pond, which has started. Not sure if that ends in the development or at the bridge. Riley wants to host a public session in the new year. The project also includes park improvements, including a parking lot -people park on Kimberwick and even hop fences to get to the park.

LRT Report. Riley’s intent is to see recommendations implemented, lessons learned, and to hold people accountable. That means at least putting out a statement since most of the file leadership is gone. Council did not have enough information as it was deliberately withheld. Riley supported the call for the inquiry and is very happy this was done.

Vacant Unit Tax. This is with the intent to get more housing on the market given the housing crisis. Owners will be subject to a 1% tax if it is deemed vacant (not including exemptions). Riley did not support it, but has been explaining the thinking on behalf of council to concerned residents.

Jim Durrell Arena will be used as a men’s shelter for the winter.

The city is trying to create greater consistency in winter parking bans (see report for details).

Art Lending of Ottawa is hosting an art show at the RA Centre 10 - 4 on Saturday December 10.

Riverside United Church is hosting a Christmas Ceilidh for Hurricane Fiona relief December 13 at 7:00 PM.

Riley will provide a review of traffic calming requests to the HCCA in the new year, as well as suggested parking modifications. Parking modifications include three areas- Pigeon @ McCarthy Paul Anka, Uplands at Archer. Riley wants to review that list with the HCCA.

## b. Questions

Peter F: What about the boat launch with the no trespassing signs north of the Kimberwick stormwater pond? Will the new path go through there? Riley: There is no plan for north of the pond as that's not Taggart jurisdiction. Riley wants to see a connection from even south of HC all the way to Mooney's Bay. This is good to raise at the consultation meeting. Don't like infrastructure that just ends like a lot of cycling infrastructure.

Tania: Is there an intention to actually look at material losses due to the LRT? Can people responsible be taken to civil court? Riley: There has been and will continue to be financial analysis of the damages. The City is engaged in litigation (e.g. new council was briefed in-camera). This litigation is very complex, a lot of issues, very expensive. New councillors were just briefed in camera. One example- who caused the sinkhole, who should be responsible for repairing it. That's just one piece. As a councillor for example Riley is protected from liability in certain instances as a councillor when in council, and when acting in good faith. City representatives are similarly not likely to be liable unless the city goes after them. Riley will be focused on making a statement. Tania: We want accountability given the strong language coming from the report- malfeasance. Pursuing these individuals would be stronger. Groundwork has already been done.

Ijeoma: Is it possible to convert existing government buildings into affordable housing? Riley: The Federal Govt has struck a task force to review their use of existing buildings. Understanding is that they're looking to unload some leased and old buildings. There will likely be some capacity available, especially downtown. It is Riley's understanding that it is more expensive to convert office buildings to housing than to demolish and replace. Yasir Naqvi is on the task force and engaged with that file. Riley is hoping that the Federal Government is more open minded about these possibilities. The real question is how can we use this space for affordable housing. Will follow up with Yasir- is the govt prioritizing affordable housing when deciding on offloading properties.

John Reid: Is there any impact from Bill 23 on changes to e.g. Tudor Hall where the developer increased the density of the project? Riley: Doesn't think this has caused the

developers to add more, and this happened coincidentally in another project. Riley is disappointed that the feedback, especially on the parking, was not taken into account, especially given the possibility to share with IBM. Bill 23 will have impacts but not likely on these projects. Nothing on Riley's radar.

France: Vacant Unit Tax- are those letters going out to everyone? Riley: All residential property owners will get the letter. Portal will be live in January, and there will be a reminder.

Cathy: In other cities, e.g. Halifax, city has partnered with organizations such as churches, to set up shelters, is that something the city has considered? Riley: The City does have partnerships with existing organizations. The goal is to get people in permanent housing, but shelters are better than the street. Not aware of particular partnerships with churches. Will follow up. Homelessness rate is 9% higher than pre COVID.

Patrick: I've heard from residents that there was supposed to be a path built in Quinterra when the neighborhood was originally built. Riley: Taggart is only responsible for their property. Will follow up with staff on the plans for West Hunt Club in the TMP with where that's going. Tania: For context- the original plan in the current development from Tamarack had that connection and a park along the waterfront. Not sure if owners were ever compensated.

Tania: When does Riley's voice come in when plans are in early design, e.g. did Tudor Hall just ignore Riley? Riley: I don't have permission by default to give public input on plans before they're filed. When it gets to planning committee it's almost too late, harder to make changes at this point. Riley tries to get community feedback before its filed. Tudor Hall basically received the community input and went bigger. Riley is trying to mitigate legitimate concerns.

Andrei: IBM agreement is a great idea. The parking garage seems relatively empty at this point. Surprised that they've increased the density. Fisher and Baseline also was increased. The email from the city planner didn't have an explanation, had to review the documents. There was no summary, this would have been helpful to summarize the changes. Supports the MUP, this was discussed when Quinterra was first developed, not sure of details, but the pathway was part of the plan. It would be an asset. New parking lot is long overdue.

Peter F: Is the NCC permanently closing the parkway to vehicle access? Riley: Not sure if this is permanent, will follow up. Is working on getting more parking lot access for the NCC areas.

Cathy: Looks like there may be a new convoy in February, will the city have a plan?  
Riley: There were follow up protests earlier this year and the police were much better prepared. City is aware, and they are preparing and will be communicating that.

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## 5. Discussion Items

### a. Striking New Committees (Audrey)

These committees will handle business as we've discussed tonight and more. Below are the committees envisioned by the Board as well as the Board members who have stepped forward to chair and participate in the committees. Members are invited to join, please email if you're interested in joining, [president@hunt-club.ca](mailto:president@hunt-club.ca) or [secretary@hunt-club.ca](mailto:secretary@hunt-club.ca).

### b. Governance Committee

*The mandate will be as follows: Propose any necessary changes to the Bylaws, or any other governing documents before the end of the term, in order to promote the effective functioning of the Association. Ensure that the Association's bylaws are in accordance with Ontario's Not-for-Profit Corporations Act.*

Chair: Audrey

Directors: Patrick, Piero, Peter B.

Tania: What was the reason for waiving the bylaw which says the President doesn't chair the committee? President chairing doesn't make sense to submit committee results and reports to themselves as Board chair.

Patrick: This was done in the past, we felt that though the committee work will ultimately be approved by the Board, the President should be the lead for discussing changes to governing documents such as bylaws.

Audrey: We want to set up a stronger footing for Board governance, in the meantime we want to be as transparent as possible within the existing structure.

### c. Finance Committee

*The mandate will be as follows: Assist the treasurer in managing the Association's finances, and coordinate fundraising strategies between different project teams.*

Chair: Brian

Directors: Melissa, Audrey

- i. [HCCA 2021-22 Financial Overview](#)
- ii. [HCCA 2022-23 Draft Budget](#)
- iii. [Addition to the Draft Budget](#) - StoryTime for Toddlers

### d. Communications, Outreach, and Events Committee

*The mandate will be as follows: Inform the membership of community and Association events, engage with community events through various media, coordinate events hosted by the Association, advertise the HCCA to the community, and encourage residents to join the Association.*

Chair: Patrick

Directors: Melissa, Sabrina, Mary, Audrey

- i. HCCA Newsletter will be restarting.

Susan: Will be relaunching the newsletter. Scheduled publications are December, March, June, September. Plan is to have a summary of the election, AGM, and meet your Board for the coming issue.

Kat: Wants to add a cartoon section. Learn to make your own comics. Called the Wright project after cartoonist Doug Wright. Happy to run a free online workshop.

Sabrina: Advertising sponsorships here would be great.

- ii. Donations for holiday dinner and baskets- There is a request for the HCCA to assist in funding the holiday dinner. The operating budget doesn't have room but instead we are encouraging members and Board members to donate. Anything over \$500 will go to the Holiday Gift Basket project. Anyone interested in donating can e-transfer to [treasurer@hunt-club.ca](mailto:treasurer@hunt-club.ca) or make an arrangement with Audrey / Brian.
- iii. Holiday Exchange Program (Gift Baskets) in partnership with Desjardins. Audrey: Desjardins has agreed to sponsor this project again. Thanks to Matt for running this project again.

Tania: Will new project proposals go to the Communications Committee?

Audrey: Recommend that new project proposals go to the Board.

#### e. Community Safety and Transportation Committee

*The mandate will be as follows: Identify priorities for the Association to improve transportation and safety in the neighbourhood, and work with partners such as our City Councilor to advocate for these priorities. Inform the membership on transportation and safety best practices, related issues and events.*

Chair: Melissa

Directors: Patrick, Zane, Peter B, Audrey

#### f. Affordable Housing and City Planning Committee

*The mandate will be as follows: Coordinate the Association's response to planned developments in the neighbourhood and other public engagement events. Inform the membership on affordable housing, and city and provincial planning related issues, regulations/legislation and events.*

Chair: Patrick

Directors: Sabrina, Peter B, Audrey

#### g. City Services and Municipal Financial Equity Committee

*The mandate will be as follows: Coordinate the Association's city advocacy for improved amenities and city services, including library services, postal services, and an enclosed dog park, in the Hunt Club Community Association's boundaries. Review the City's tax revenue distribution by location and source against the cost of services by location and source to advocate for a more equitable distribution of services and to improve services'*

access in Hunt Club. Inform the membership on the health of Ottawa's municipal finances, anticipated changes to service levels, related issues and events.

Chair: Mary

Directors: Peter F, Carl, Audrey

- i. Canada Post at McCarthy Closure - Canada Post has a service mandate that they may no longer be meeting.

Tania: Financial Equity definition is not clear, and might not be best for the committee name. Suggest renaming to City Services and Neighbourhood Investment Committee.

## h. Environment Committee

*The mandate will be as follows: Identify priorities for the Association to improve the environment and common green spaces in the neighbourhood. Coordinate environment-related project teams. Inform the membership on environmental sustainability, parks, and related issues and events.*

Chair: Piero

Directors: Mary, Audrey

- i. [Ottawa Wildflower Seed Library](#) (OWLS) on 10 December 2022 from 1-3pm at Riverside Park Hunt Club Community Centre (Audrey, Piero, and OWLS guests)

Ijeoma: Suggests streamlining the agenda in the future.

Brian: Suggest to agree to the committees in principle, and to refine them throughout the year.

**Motion:** *To create the Committees of the HCCA Board as listed in the December 5 2022 attached schedule, with the Chairs and Board members listed there, and with the understanding that committee mandates and wording may change as they develop and to open the committee memberships to interested members.  
Moved by Brian, Seconded by Piero Carried unanimously.*

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## 6. Adjournment of Meeting

a. Next meeting: Jan 9, 2023 at 7:00 PM.

**Motion:** *To adjourn the meeting.  
Moved by Audrey, seconded by Piero.*

Meeting adjourned at 9:13 PM



