

Meeting Minutes ▾ Oct 16, 2023

Hunt Club Community Association - Members ▾ Meeting

1. Welcome and Introductions

Board Members present:

Brian Wade (Treasurer)

Patrick Morton (Secretary)

Peter Brimacombe (Past President)

Piero Narducci

Zane Oueja

Regrets:

Audrey Belanger-Baur

2. Approval of the Agenda

Audrey is away so Patric will chair.

3. Information and Updates

- a. Minutes from Sep 11 are not yet available, as Patrick was away and has not had time to prepare them yet.
 - b. Upcoming AGM and Elections (Peter B.)
 - i. Call for Candidates for Board of Directors- Please submit by October 27
 - ii. All paid members will be able to vote between November 3 and November 6, with the results announced at the November 6 meeting.
 - iii. Members will receive a reminder to renew their \$10 if they need to do so before voting.
 - iv. We need more candidates for Directors, everyone is encouraged to participate.
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4. Councillor's Report (Councillor Riley Brockington)

The report is here:

<https://hunt-club.ca/wp-content/uploads/2023/10/HCCA-October-2023-Edition-1.pdf>

A summary of the ensuing discussion is below:

- The Canoe Bay property across from Mooney's Bay has been sold to a new Consortium- the Docks at Canoe Bay. They plan to develop the property in accordance with the existing plan approved by the city. It will have townhomes in the northern portion, 3-4 story apartments in the East, 3 story buildings with retail on the west, and residential towers in the centre, with a park in the southern portion (to be completed last). Likely no designated affordable units but that's not finalized.
- Hunt Club is now designated as the fifth out of thirty most in-need community for library services. This includes the whole neighbourhood, even Quinterra.
- A focus on pressure for additional library resources in the budget procedure could be helpful.
- On Lansdowne, Councillor Brockington is carefully considering the complex issue. Approaching with an open mind and considering all options, including through multiple meetings with staff. Will have an update on November 1 for residents with questions to consider for feedback.
- Concerns include the removal of housing from the proposal, the lack of affordable housing in the proposal, public realm issues, and the need to ensure a strong return on public money.
- Many options are being considered to address OC Transpo's budget shortfalls, including route review in two phases, beginning with "low-hanging fruit", potentially increasing levies, federal contributions. There are many challenges including upcoming collective bargaining.
- The controversial South Keys medical centre that made the news for charging fees is being investigated by provincial authorities.
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5. Committee Items

We will go through updates and hold on voting for later.

a. Environment

- i. The Gentle Ways environment group is looking for partners to assist with a campaign to improve green bin uptake in multi-residential buildings. The HCCA should identify a champion- will bring a formal motion to the Board.
- ii. The HCCA could potentially assist with pumpkin collection events, including coordinating a pickup site for next year.

b. Affordable Housing and City Planning

- i. For details on the major developments up for approval in the neighbourhood, see this page:
<https://hunt-club.ca/community/local-issues/>

- ii. The Taggart development at the corner of Riverside and Hunt Club (St. Mary's) will most likely be approved, as very little variance is required. There are some outstanding issues that we've received feedback on from the developer but are still waiting on the city. We are hopeful that a transit stop could be brought closer once it's built, and want to protect an endangered butternut tree (which is located where the new footpath (MUP) will go. We also are hoping that the developer will take on a cost-sharing agreement with the city to build the MUP, which will benefit the wider Quinterra area. See the reports on the meeting page for more details: <https://hunt-club.ca/event/monthly-meeting-october-2/>.
- iii. Councillor Brockington recommended we request more specifics on metrics on affordable units done by Taggart at recent sites.
- iv. Councillor Brockington also noted that the link from West Hunt Club to Mooney's Bay is his top Active Transportation priority.
- v. The Tudor Hall towers will likely go before the City Planning Committee December 13. They are asking for a very steep decrease in the required parking, which is the major outstanding issue (the zoning already permits the tower heights). Councillor Brockington believes the proposal is likely to pass, but that an effective delegation could help him negotiate on the parking issue. See more details on the proposal here: <https://obj.ca/jennings-real-estate-eyes-plan-for-residential-towers/>
- vi. Councillor Brockington could also propose a motion requiring OC Transpo to assess transit demand as the new developments are built out.
- vii. The traffic impact issues are less likely to be impactful- last time the Taggart parcel came up it wasn't considered, and the newest proposal has less of an impact. The fact that each development is considered separately by Council also causes an issue.
- viii. The IBM Parking garage was suggested as a potential solution to the parking issue at Tudor Hall, as it's currently very underused, but that wasn't taken up by the developer.
- ix. Riley will be meeting with developers in the coming weeks to raise these issues, while the HCCA Housing Committee will draw up a strategy to delegate at Planning Committee. All input is welcome- submit to info@hunt-club.ca

c. Communications, Outreach, and Events

- i. [Hunt Club Cares Garage Sale Report](#) (Patrick)

6. Adjournment of Meeting

- a. Next meeting (AGM): **Nov 6, 2023** at 7:00 PM.