

Hintonburg Community Association
Minutes for the Annual General Meeting

Thursday, September 23 2021

Video Conference via Zoom

Call to Order @ 7:00 p.m.

1. Call to order and welcome

- Reminder of Zoom etiquette and meeting overview from Linda and Emily.
- Emily encouraged attendees to self-nominate from the floor for board positions.

2. Approval of the 2021 Agenda

MOTION to approve the agenda for the 2021 Hintonburg Community Association Annual General Meeting: M/S Radha/Kevin, **PASSED**.

3. Approval of the 2020 AGM Minutes

2020 draft AGM minutes: <https://drive.google.com/file/d/1BreqN1142naFoQTAu2DZfSaQeNRQjHbg/view?usp=sharing>

MOTION to approve the meeting minutes for the 2020 Hintonburg Community Association Annual General Meeting: M/S, Radha/Kevin, **PASSED**.

4. President's report (Linda Brown)

- The Hintonburg Community Association Board is made up of dedicated people with a common goal - we want to make a *difference* so that Hintonburg is a great place to live and work and that people who come spend time here know that too!
- Like many, we have shifted to life online with zoom and the ever-present reminder at meetings: "*You're muted – unmute yourself* " We miss seeing everyone at events in the neighbourhood. We look forward to being with you as soon as possible at those events.
- Despite that, it has been another busy year and we have lots to talk about. HCA committee leads will tell you more about: arts projects, the environment, zoning virtual events such as I SPY Hintonburg and much more...
- The HCA has worked hard to create positive relationships with neighbours and local businesses, and others. It didn't happen overnight....
- This fall marks the HCA's **30th anniversary!** We aren't sure how we will mark that milestone but as things open up, we will be looking into it.
- Going back to working with others - I want to acknowledge our special guests who are here with us: Dennis Van Staalduinen from the West Wellington BIA, Karen Secord from Parkdale Food Centre, and Councillor Jeff Leiper. They will speak in about an hour's time, at the Open Forum followed by Q/s and A/s .
- **Thank you** to the HCA Board of Directors, for sharing their insights and knowledge – you make my job easy. **Thank you** to **all of you** for being here.

5. Treasurer's report

The complete financial report as of August 31 2020 is available [here](#).

Equity is \$66,521.66, built up over a number of years. Could have to use some of it for a planning appeal.

MOTION to approve the Treasurer's Report: M/S, Radha/Kevin, **PASSED**.

6. Committee reports

a. Anti-Racism/Diversity: Radha Subramani

- Worked on setting up the committee and finding interested people to apply an anti-racism lens to our submissions. We engaged with the anti-racism secretariat to find out how we, as a community association, can support their work. On that, the City of Ottawa's secretariat was really trying to get up and running, and while they wanted to engage, they were trying to reach other groups in their start-up phase.
- Our project *#RacismsAPandemicToo* was a big success. We had four sites selected, and had submissions for three of them. The second winner, Maya Hum, was announced today, and you can see her winning submission on our Facebook and Instagram. The third recipient will be announced next week. We received local media coverage, from the

Kitchissippi Times, and from the CBC, and a really great reception from the community to our first Bell Box, which is on Parkdale, just north of Wellington.

b. Arts: Radha Subramani

- Success of Bell Box project as per above. Working with organizations in Ottawa to see how we can continue to promote this initiative - walking tours, etc.
- Unfortunately, we had to cancel ArtsPark and Craft Fair for two years running - to adhere to public health guidance limiting public gathering due to the pandemic.

c. Communications: Larry Hudon

- Larry gave an overview of our platforms, Instagram, Facebook, email, e-newsletter (biweekly)- big props to Emily for all the work on the revamped newsletter.

d. Environment: Gillian Koh

- This is my fourth year as chair of the environment committee. Again for 2021, we were unable to hold our annual spring *Clean up the Capital* event.
- The last year and a half have emphasized the importance of access to greenspace and trees for both our mental and physical health. Throughout the year, the environment committee has been busy, mainly regarding trees.
- We have been collaborating with Mechanicsville Community Association to save Lazy Bay Commons from becoming Embassy Row. This area is 3.7 hectares of greenspace with over 220 mature trees and home to many bird species. Although this area is in Mechanicsville, it is used by many Hintonburg residents.
- Tree Canopy Regeneration Project through CAFES. It is understood that we need 40% tree canopy coverage in order to fight climate change. We have just had our kick off meeting to start a tree canopy regeneration project, hoping to increase our canopy from less than 20% to as close to 40% as possible.
- Should you wish to get involved in either of these projects or join the environment committee, please reach out to me, we are always looking for new members.

e. Heritage: Linda Hoad

- The HCA requested heritage designation for Iona Mansion on the corner of Carruthers.
- We sold three copies of Hintonburg/Mechanicsville history books.

f. Membership: Emily Addison & Linda Brown (co-chairs)

- Membership is being promoted in the HCA newsletter.
- Typically, members renew at the AGM but we had to find another way given that the last two AGM's have been virtual due to the pandemic. We set up a new online membership renewal process which has been working well. Membership has kept coming in throughout the year.
- We currently have 214 paid household memberships, which is higher than many community associations in the city but that number is low by historical HCA standards. Our committee is continuing to rebuild the list moving forward, exploring new ways to increase membership.

g. Security: Cheryl Parrott & Wayne Rodney (co-chairs)

- There are many vacant boarded up properties in the community. Brought forward a proposal for a vacant property tax, City studied it and By-Law adopted 6 months later. .
- The committee consults neighbours & responds to applications for liquor licenses and cannabis retail stores. Have reviewed 10 liquor and 2 cannabis applications.
- Submissions on 5 By-Law reviews
- Organized a working group to address issues surrounding Tom Brown respite centre.
- Actively report graffiti so it is removed quickly
- Produced a list of who to call for various issues
- Monitor monthly discarded syringes stats.
- New – detailing construction issues on building redevelopments
- Liaise and work with Community Police Officer Cst. Josep

h. Sponsorship: Jessica Stark & Kevin Hamilton (co-chairs)

Similarly to 2020, out of support for our neighbourhood businesses, we decided not to launch a sponsorship system in 2021. Instead, we continued to promote our 2019 sponsors on our website and social media channels without requesting any financial contributions.

- We also broadened our focus this year to focus on “partnerships” with businesses, the Wellington West BIA, our membership and not-for-profit organizations in our neighbourhood. On this note, we hosted a variety of events throughout the year. The objective of these events were to engage our members and support our businesses concurrently.
- In January, we hosted a virtual community drop in night over zoom where members mingled amongst each other in zoom breakout rooms.
- In March, we hosted a virtual wellness night over zoom in partnership with the Wellington Village Community Association and the Wellington West BIA. At this event, five different businesses presented different ways to promote wellness in our lifestyles.
- In May, we hosted a virtual coffee chat over zoom where attendees were provided with gift cards to local cafes.
- In August, we launched our second edition of #ISpyHintonburg- a photo scavenger hunt around the neighbourhood that took place over a two-week period. Participants were provided with a list of neighbourhood businesses and landmarks and were instructed to take photos of at least 3 destinations to post on one of our social media channels with the hashtag #ISpyHintonburg. Thanks to the generous support of Full Cycle, all participants were entered into draws for \$100 gift cards to 20 Hintonburg businesses. The contest was well-received and we received over 50 entries and significant activity between Facebook, Twitter and Instagram. We are appreciative of the support of our local business, and all who participated.
- Despite the COVID-19 pandemic resulting in no sponsorship regime for the 2020-2021 year, we are happy we continued to support local businesses through experimenting with some new initiatives. I would like to thank the WWBIA, local businesses and the HCA board for their support for our initiatives over the last year. I would also like to thank the other co-chair of the committee Kevin Hamilton for his big ideas, commitment and support.
- Barring the future that COVID-19 will bring, we cautiously plan on resuming our sponsorship program in the 2021-2022 calendar year. Our goal would be to create a sponsorship program that is flexible and inclusive to all businesses in the neighbourhood, while also giving them marketing value for their contribution.

i. Transportation: Matt Whitehead

This was my first year as chair of the Committee taking over from Scott Milne.. Most of our efforts were focused on reviewing City plans and attending virtual meetings. Main items for the year were:

- Winter Maintenance Quality Standards assessment with City & Stakeholders: reviewed the City standards for snow clearing and discussed the priorities and issues with current snow clearing. Report to be presented to council this fall.
- Traffic Calming: We continued to work with the City Councillor's office on the roll-out of flexiposts/lane-marking/speed-signage throughout the ward. More can be expected in our neighbourhood this coming spring.
- Development Impacts to Transportation Infrastructure: 1190 Wellington Development (Parkdale/Hamilton North, Wellington), 1040 Somerset Development (Breezehill/Somerset intersection).
- Provided feedback to City & Councilor on Active Transportation needs/priorities.
- Began work for HWY417 underpass art permits and replacement of HWY417 sound barriers in the Parkdale area.
- We had a high of 5 members on the committee but are looking for new folks to join for this year. We try to meet once a month and are planning on some walkabouts this fall and winter to assess problem areas.
- We track all our items/issues in a Google Spreadsheet.

k. Zoning: Linda Hoad and Jay Baltz (co-chairs) *Jay Baltz sent regrets

The committee is not opposed to intensification as long as it follows the plans and the agreed upon policies.

- *Committee of Adjustment: 14 applications* HCA opposed 4 applications, CofA refused 3 of the 4: 243-245 Hinchey - apartment, 250-252 Hinchey - apartment, 24 Spadina – long semi, 106 Sherbrooke – long semi, 178 Carruthers - apartment, 2 Garland - , 86 Hamilton – long semi, 116 Bayswater – 4 unit apartment, 255 Hinchey - duplex, 81 Pinhey, 22 Sims – long semi, 228 Carruthers - triplex, 22-24 St. Francis , 1082 Wellington – rear addition
- *Site Plan 4 applications:* HCA commented on all, some requested changes were made: 157 Holland Avenue - apartment, 52 Garland - apartment, 87 Melrose – triplex to 4 unit apartment, 178 Carruthers - apartment
- *Rezoning: 6 applications :*HCA opposed 4 applications, successful modifications made to one of these: 177-179 Armstrong, 961-979 Wellington etc., 1560 Scott St., 1186-1194 Wellington, 951 Gladstone/145 Loretta – secondary plan, site plan, 54, 56, 60 Bayswater Avenue
- *Pre-construction meetings:* 16-20 Hamilton, 258 Carruthers
- *New Official Plan:* Attendance at meetings, analysis of drafts, submission of comments
- *Policy Issues:*Attendance at meetings, analysis of drafts, submission of comments, appearance at committees
 - R4 zoning review
 - Short term rentals
 - Vacant property tax
- *Confidential Pre-consultation:* Four Zoning Committee members have signed the Non-Disclosure Agreement that allows them to be invited to pre-consultation meetings with staff and applicants

961-979 Wellington Street: Linda Hoad

The Planning Committee approved the application for the 12-storey apartment in spite of our efforts - presentation to Planning Committee by Linda Hoad, Larry Hudon and Cheryl Parrott and by lawyer Kristi Ross).

However, the written and oral presentations by the city and applicant's planners was revealing:

1. Transit – the Official Plan says we must intensify near transit: 600 meters from stations – almost all of Hintonburg meets this criteria. Secondary Plans considered this and direct high-rise intensification to appropriate locations. Recent R4 Review has increased transit-supportive intensification in much of Hintonburg by increasing the number of units that can be built on a standard lot, and eliminating the parking requirement.
2. Transition – planners stated that this site is the appropriate starting point for transition from TM zone (mid-rise) to higher density, high-rise built form in spite of the fact that the Mixed Use Centre designation where high-rise is encouraged starts on the east side of the Trillium Line. Transition between Traditional Mainstreet and high-rise built form should take place in the Mixed-Use Centre designation.
3. Uniform Planning Regime – planners stated that a 'uniform planning regime' was needed to take advantage of the land assembly by the applicant. This contradicts a policy in the Scott Street Secondary Plan which forbids a zoning change when lots inside the Neighbourhood Line are acquired
4. Significance of this decision on TM zoning e.g. 1186-1194 Wellington
Dangerous precedent – first development that does not conform to the Secondary Plans
Will recommend to the Board that we appeal the decision to OPAT
This will buy time since the tribunal has significant backlogs (up to 18 mos.)
Applicant may be encouraged to talk to us if they want to start construction soon
If we need to go to formal mediation, will need to fundraise
5. Illustrates the split between the policy planners – develop Community Design Plans and Secondary Plans which reflect community vision and the development approval planners – facilitate development with little or no respect for the vision in the secondary plan

Update on the New Draft Official Plan: Linda Brown

- As you may know, the City of Ottawa's Official Plan is a high-level policy document that will guide Ottawa's future development over the next 25 years.
- The HCA has been actively involved in reviewing a first and now a second revised draft

- More precisely, members of a dedicated working group have spent the last few months reviewing the draft OP and sharing our comments with City planning staff for their consideration.
- It has not been an easy task, but it is important work
- There is lots of interest in how the OP will shape our city - the HCA is not alone
- Other community associations have also sent feedback to City officials for their consideration throughout this process.

We recognize that neighbourhoods evolve over time and Hintonburg is no exception to that reality.

Our key concerns with the draft OP are that:

- The language in this policy document is vague
- There are no clear measurements or metrics
- There won't be enough of a tree canopy on our streets
- Housing will not be affordable for many; and
- We are very concerned that they will NOT uphold the limits on building heights in the OP despite their many assurances
- We are worried that spot zonings will continue and there will again be no certainty

If you want to be more involved – the next two dates are important:

On September 29 – City officials will host the last public Open House on the OP.

- If you want to participate you need to register in advance, and
- If you have questions, you must submit those in advance of the meeting.

On October 14 – the draft New Official Plan will go to Planning Committee for approval

We have also shared the link to register for the public Open House in our latest HCA newsletter and on our website.

I. Rosemount/READ: Emily Addison

- READ is a group of citizens advocating for the Rosemount Library. We have support from Community Associations throughout Kitchissippi including the HCA and three of our Board members sit on the READ committee.
- READ began as an advocacy group for an expanded, fully functional and up-to-date library facility.
- We are pleased with many aspects of the renewed Rosemount Branch.
- We are currently in the process of identifying a number of topics/initiatives that we would like to work with the community and OPL on to strengthen the branch's ability to serve the community. This could be anything from the hours that the library is open to the type of programming that it offers.
- If you are interested in getting involved, we love having new volunteers. Email readrosemount@gmail.com.

7. Board Election -Heather Mitchell Westboro CA

Linda noted that the HCA Board is losing a number of members this year and thanked each of the departing board members (Gerry Churchill, Kevin Hamilton and Radha Subramani) for their contributions.. Linda also emphasized that the Board is always looking for new members and that any member may be nominated to the Board from the floor. Linda turned the meeting over to Heather Mitchell, of the Westboro Community Association, to proceed with the elections.

Heather explained the rules for the election, including that anyone wishing to stand for the board must be a member in good standing and must be 18 years of age or older. If not yet a member, one can do it by contacting the current executive or signing up via the HCA's website. Members must live within the boundaries of Hintonburg and commit to attending board meetings and volunteering for the association. Meetings are held on the first Monday of every month. Board Members are expected to help on committees – possibly up to 8 hours per month. Heather reported the names as recommended by the nominating committee and then asked for nominations from the floor. Fifteen were nominated from the floor. Nominations closed.

Full list of nominees: * indicates returning board member

1. Emily Addison*
2. Linda Brown*
3. Elliott Buckland
4. Paulette Dozois*
5. Sarah Feldberg
6. Larry Hudon*

7. Brian Innes
8. Gillian Koh*
9. Hieu Nguyen
10. Cheryl Parrott*
11. Arun Raju
12. Wayne Rodney*
13. Erica See
14. Jessica Stark*
15. Matt Whitehead*

MOTION to increase the number of directors for 2021-2022 from 11 to 15 and to acclaim the candidates named on the list presented at the Annual General Meeting: M/S, Radha/Kevin, **PASSED**.

All nominees were voted in by a majority.

The next Board meeting will be the first Monday in October - October 4, 2021

8. Group Photo

Emily took a screen capture photo to commemorate the HCA's second virtual AGM held on Zoom.

9. Open Forum

Dennis from Wellington West BIA

- Thanks to Emily Addison and Larry Hudon and Cheryl Parrot for their work in the community with the BIA.
- Keep an eye out for the taste of Wellington season! Various updates for community events.
- Everyone go online and support the "taste the love" campaign! Fundraiser for Parkdale Food Centre, check their website for the details.

Community Fridge - Gillian Koh

- A community fridge has been outside the Parkdale Food Centre since July - the goal is to help address challenges people were having in accessing food during the pandemic.
- Fresh produce is being put in the fridge daily, on average 50 people per day using the fridge and pantry. We can't keep up with the demand because social assistance is so low and rent is so high that people are often going without food. The cupboards also stock personal hygiene products. The tent outside the food centre costs \$3700 to rent till the end of October, and the food centre has applied for a grant to build a winterized shelter for the pantry and fridge. In talks with Calgary food fridge for tips.
- People can drop off food items 24/7 and can also volunteer to help clean the fridge and other things.
- Linda Brown thanks Gillian for this great initiative!

Green Hintonburg - Cheryl Parrot

- Four volunteers are working to maintain garden planter boxes on the sidewalks. They will be doing some work on McCormick Park this weekend, and in the future if anyone is interested in doing some gardening please reach out to Cheryl.

Kitchissippi Ward Councillor - Jeff Leiper

- Welcome to the new board!
- The main way residents can stay in the loop about what is happening in the Ward and with Councillor Leiper's office is by subscribing to his newsletter.
<https://ottawa.us6.list-manage.com/subscribe?u=dba26ddd1a1ce5c68f88a52a2&id=bbf36c32fb>
- Steph Chevalier-Crockett - new employee at Jeff's office looking after the development files.
- There will be construction in Holland/Scott over the next few years. Write to Jeff for details.

Free transit:

- Lisa Gue asked whether the HCA would weigh in on the city's recent decision to make transit free in December in light of recent disruptions to LRT service? Matt said accessible transit is good

Concern about lack of consultation:

- Daniel-Robert Gooch pointed out that he feels that the zoning committee opposes development projects in the name of the neighbourhood without consulting the neighbourhood. He says they should consult the neighbours through using tools like surveys.
- Larry Hudon noted that Daniel is welcome to reach out and get involved with helping direct consultations with the community.
- In response to Mr. Gooch's comments - Linda Brown reiterated (as she had done earlier in the meeting) that the HCA's position is clear: it is not opposed to intensification and shares comments that it receives from individuals with the HCA Zoning Committee. The HCA's position regarding the proposed development at 979 Wellington West is: Building Heights on traditional main streets should adhere to existing zoning bylaws and respect existing Secondary Plans such as the Wellington West Secondary Plan and the Scott Street Secondary Plan. She also reminded participants that Councillor Leiper had hosted an open house on the proposed development at 979 Wellington which was open to public participation and that provided another opportunity for discussion at that public event.
- Wanda Goneau (long-serving zoning committee member) noted that the community association gains knowledge through community consultations hosted by our councillor and other stakeholders on projects. Neighbours are all consulted for small development and the zoning committee takes their direction from neighbour feedback. She also pointed out that lawyers are only hired in egregious overdevelopment when secondary plans are not respected.

*OPEN FORUM Q/s and A/s***Concerns about too much intensification:**

- Brian Innes asked whether the same thing could happen throughout Hintonburg as is happening with 979 Wellington, where there are greatly increased building heights
- Councillor Leiper's response: Likely won't see significant height on roads like Gladstone as they aren't traditional mainstreets. However, it feels like 979 Wellington could open up for 9 storeys along Wellington even though the CDP says 6 storeys.

Civic Hospital location:

- Does the HCA have an official position on the new location of the Civic Hospital?
- HCA response: There is no formal position. Linda Hoad added: It's highly unlikely that the site will change from where it's currently being proposed as there has been no change in government and our new MP made no statements for reconsidering the location.

Food retail:

- Is there a way for the city to encourage any new food retail in our neighbourhood, especially with the planned intensification?
- Councillor Leiper's response: The city has no power to zone for grocery stores - only commercial. Traditional mainstreet zoning requires commercial on the ground floor. The HCA raises the idea with developers who are planning large projects and they always say that they will 'think about it'. It's a market-driven issue.

5K race:

- Councillor Leiper asked the HCA whether the 5K race will be resuming next year as his office can provide significant support.

10. Motion to Adjourn

MOTION to adjourn: M: Radha, PASSED.