

**Hunt Club Park Community Association
Board of Director Meeting Minutes
January 26, 2021 at 6:30 pm
Video Conference**

Board Members' Attendance			
Paul Norris, <i>President & School Liaison</i>	Present	Connie Ford, <i>Secretary</i>	Present
Kathy Fisher, <i>Content Editor</i>	Present	Louise Pilon, <i>Social Media</i>	Present (as of 7:30)
Frank Gualtieri, <i>Treasurer</i>	Present	Austin Kattackal	Present
Others in attendance			
Diane Deans, Jessica Bradley (Councillor Deans' Office), Steve Creighton, Mark Crockford, Miguel Tremblay, Melanie Gervais, Constable Brad Burleau, Constable Marcus Cibischino, Ishwar Bhatia, Carole Ladoucer, Viktoria Zaytseva			

ITEM	SUMMARY OF DISCUSSION
1. Special Topic: Presentation by Dymon Storage	<p>Diane Deans introduced the application submitted by Dymon Storage and the following presenters were invited to provide the Association with more details:</p> <ul style="list-style-type: none"> • Steve Creighton, Senior Vice President, Dymon Storage • Mark Crockford, CGH Transportation • Miguel Tremblay, Partner, Fotenn <p>Dymon Storage submitted an application for the construction of a storage facility at 3455 Hawthorne Road. The City of Ottawa's Planning, Infrastructure and Economic Development Department is reviewing a site plan control proposal and zoning bylaw amendment. If all goes well, approvals should be completed by late summer.</p> <p>The new four-story facility will have a total building footprint of approximately 3600m2 with right-in/right-out access onto Hawthorne Road. There is drive through parking and there are fully enclosed loading areas. Boardrooms will be available to the public. There is a huge demand in the area for storage. This will be the third facility in the ward with one at Hunt Club and Bank and another on Walkley Road.</p> <p>Dymon's is a privately owned company based in Ottawa. The Dymon Business Model is to bring storage into the mainstream and make it feel as an extension of people's homes and business through air purifiers, heat/air conditioning, and technology. A departure from the days where storage was a single story building made of concrete with a single garage door. Dymon has also reimagined storage retail in terms of moving supplies and home storage solutions, including custom closets.</p> <p>With Dymon, customer will have a guest experience with confidence that their stuff is in an environment that is well protected. Dymon has 80% of the city market with a 100% occupation rate. With this success, Dymon is expanding to the Greater Toronto Area. As well, each year, Dymon sponsors a multitude of charities, not-for-profits and fundraising events in the Ottawa community. Dymon also supports and promotes environmental stewardship. For instance, they are one of the largest generators of hydro with solar panels installed on most of their buildings.</p> <p>With the zoning by-law, Dymon is seeking three minor amendments: a reduction in front yard setback from 7.5m to 4.6m due to an architectural lantern at the front of the</p>

building, a reduction in parking spaces from 118 spaces to 22 spaces, and a reduction in bicycle parking spaces from 10 spaces to 8 spaces. Parking is not essential as guests come and go and do not stay long.

The subjected land was previously used for modular space solutions. This land allows for warehousing. Self-storage falls into the definition of warehousing and is also consistent with the policy direction for Employment Areas. Self-storage is considered light industrial which is less intrusive than some of the other allowed uses of the subjected land. The Dyson facility is modern, sleek, and provides a consistent design while allowing for any accommodations required by the subjected land.

A traffic assessment has been done and Dymon is confident that projections are accurate based on the opportunity to validate traffic projections with other Dymon facilities. The facilities are low trip generators and the volume of truck traffic is also low with one to two medium trucks per day and one trailer per week. Most traffic comes from the community as opposed to other areas of the city. Fifty percent of the traffic uses the drive-through feature. Large trucks will be entering to the side and back of the building.

The building is lit with LED lighting that is internally directed and subdued and should not provide light pollution to nearby residential areas.

There is no road changes required for entering or exiting the facility. There is ample clearance for trucks and cars when entering and exiting. The Association will ask the City to ensure maintenance of the road markings and to look at better signage to ensure improper left turns are not made. Snow will be carted away, similar to other Dymon locations.

Ishwar Bhatia, a former city planner, advised that Dymon pay careful attention to the grade and depth of the storm wells and sewers and to the trenching work for sewage; being careful to not over extend the cut as that site has heavy-duty asphalt.

A presentation was provided and is included as part of the minutes. Questions can be forwarded to Diane Dean's office.

<p>1. Call to Order</p>	<p>After the Dymon presentation, the meeting was called to order. All 2020-2021 board members were present constituting a quorum and the meeting was declared duly constituted.</p>
<p>2. Review of Previous Meeting Minutes</p>	<p>Kathy Fisher moved to approve the minutes for the previous board meeting as of November 24, 2020. Frank Gualtieri seconded the motion. All members agreed.</p>
<p>3. Councillor's Report</p>	<p>City of Ottawa Facilities and Services During Ontario's New Stay-At-Home Measures – The following facilities are opened and closed:</p> <ul style="list-style-type: none"> • Administrative buildings, including 100 Constellation and Ben Franklin Place, are closed. Public access to City Hall will be restricted to the Service Ontario counter and the municipal daycare service. Municipal counters, such as ServiceOttawa, are providing online delivery. The EarlyON Child and Family Centre are closed. <p>All indoor recreation and cultural facilities remain closed to the public, excluding respite centres, COVID-19 assessment centres, municipal childcare centres (ages 0-4), inclusive of</p>

recreation and Before-and-After School programs when elementary schools resume.

- Ottawa Public Library facilities and the bookmobile are closed, but contactless curbside services are provided.
- Outdoor rinks – community and refrigerated – and sledding hills, unless indicated, remain open. In addition to provincial regulations, the City’s Medical Officer of Health issued an order to limit boarded outdoor skating rink capacity to 25 people at a time with two-metre distancing. People who are within 15-metres of the edge of the rink must wear masks. Ottawa Public Health recommends wearing a mask on the ice. Park puddle rinks are community skating pads without boards. Since these are smaller, 12 people are permitted. Under Provincial Regulations, no team sports are permitted and the City is directing that no sticks, pucks, balls or other sports equipment be permitted on the ice.
- The Business Licensing Centre at 735 Industrial Avenue is open for drop-off of documents only.
- Complaints for unauthorized parking on private property require electronic procedures for proof of authority.
- Residents needing financial assistance can call 3-1-1, option 4 for Social Services to obtain information on all programs and services.
- Employment and Social Services are available by phone, email and mail from 8:30 am to 4:30 pm Monday to Friday.
- Ontario Works claimants do not need to drop off any documents, including income reporting statements. Those documents can be given the case worker at a later date.
- By-law and Regulatory Services will not be enforcing overtime parking on streets that do not have posted time limits. All other parking restrictions remain in effect, including parking bans due to snow accumulation, no-stopping zones, no-parking zones, fire routes, accessible parking spaces, pay and display, and rules around sidewalks, driveways and fire hydrants.

COVID Vaccination Plan for City of Ottawa – The vaccine rollout plan is on the website. The City is currently in Phase 1 with LTC residents, caregivers and staff; health care workers, First Nations, Métis, and Inuit; and adults with chronic home care being the priority. Phase 2 includes older adults starting with 80+ then reducing to 5-year increments; people living in shelters, community living, etc.; essential workers (first responders, teachers, food processing industry); and adults with chronic conditions. In Phase 3, anticipating September, the remainder of the population will be vaccinated. Those under 16 will not be getting the vaccine as Covid has not been shown to be dangerous for this group.

City’s New Virtual Arts and Recreation Centre Opens – The City now offers fitness, creative arts, and special interests online. Virtual classes are meant to support everyone’s COVID-19 prevention efforts by providing live-streamed, interactive classes in your home. The online winter class offerings are at ottawa.ca/recreation as of January 11 with registration as of January 14. A mix of short workshops and multi-week courses began January 25. Offerings are for every age group. Programs include:

- Language classes (French and Spanish)
- Science, technology, engineering and mathematics programs (STEM)
- Cooking classes
- Visual arts: drawing, painting, digital arts
- Fitness: Zumba®, bootcamp, yoga
- Dancing: ballet, hip hop and others
- Martial arts, Tai Chi
- Leadership programs

Winter Maintenance Standards Review - The City of Ottawa is reviewing its Winter Maintenance Quality Standards (WMQS). The standards determine when and where snow clearing, sanding and salting take place, how often, and for how long. Residents can visit: engage.ottawa.ca/wmqs to complete a survey that is available until February 19. Four virtual workshops were conducted on January 25, 26, 27 and 28. Residents also have an opportunity to share an idea or ask a question in the discussion forum of the website. The 2021 review will focus on:

- Residential roads
- Sidewalks
- Cycling pathways
- Multi-use pathways for walking, cycling and rollerblading

Results of the review will be shared later this year with the Transportation Committee and City Council. Review results and staff’s recommendations will inform and establish updated WMQS for future winters.

Input into City’s Park and Recreation Centres - Ontario government legislation requires the City to develop a Park and Recreation Plan in order to continue dedicating park land to new communities at the highest possible rate instead of the minimum provision allowed by the Planning Act. A survey asked about the type of park and outdoor recreation facilities that families use and what amenities families think are important for our City parks and facilities. Virtual sessions are planned in February. Your input will help develop a 10-year Parks and Recreation Facilities Master Plan. The plan will go to Community and Protective Services Committee and Council for approval in October 2021.

Temporary Parking for 2020-2021 Now Available at the Greenboro Park & Ride During a Declared Winter Parking Ban – Councillor Diane Deans worked closely with the Public Works Department to secure for this year only, the Greenboro Park and Ride as a temporary location within Ward 10 for alternative parking when a Winter Parking Ban is in effect. Public Works will be installing signage at the Greenboro Park and Ride to indicate where you can park for free during a Winter Parking Ban.

International Women’s Day Event – This event will be held virtually on March 8 at noon.

Staff Changes in Diane Dean’s Office – Bronwen Graham, Legislative Assistance and Policy Advisor, and Jana Atkinson, Case Worker and Community Outreach, are transitioning their roles to new people in pursuit of new opportunities.

1. Community Policing Update

Due to the high number of complaints about traffic infringements, resources have been reallocated to the area to perform a traffic blitz. There have been a number of complaints about aggressive behaviour from tow truck drivers along Hunt Club. It was noted that the

	<p>traffic stops by police on and around Esson have helped to reduce the danger of pulling out of driveways.</p>
2. Financial Update	<p>The financial update has not changed significantly from the last meeting. Frank will provide a full update next meeting.</p>
3. Social Media Update	<p>The engagement with the community through the social media platforms has been the highest in the last two months. For instance, December 8th had 58 engagements (shares, likes, or comments) and 817 shares.</p>
4. Other Business	<p>Newsletter - Agreed to do an electronic newsletter. Paul to organize a meeting with Kathy and Connie to discuss. Louise to provide a Social Media update.</p> <p>Winter Contest - Discussed having a Snowman, Snow Fort or Other Snow Creation Contest. A prize of up to \$60 will be provided. Paul set the motion for a prize and Austin seconded the motion. Carole will look for a small prize for all participants. Paul moved to approve the Contest, Austin seconded the motion, and all agreed. In addition to the Snow Creation Contest, a winter activity will be encouraged and residents will be asked to share their photos.</p> <p>Snow Clearing - Discussed how impressive the snow clearing has been to widen the multi-use paths.</p> <p>New Apartment Building at 20 Mountain Crescent – Diane Deans held an information session where the applicant for an apartment building at 20 Mountain Crescent presented. The building is a 12 storey, mid-rise residential apartment with 151 units and 102 underground parking spaces, including 88 resident parking and 14 visitor parking spaces. Parking access is from Mountain Crescent and the main entrance for foot traffic into the building is on Daze street.</p> <p>The City has submitted comments to the applicant. The proposal is likely to go to the Planning Committee in the Spring. The City has policies for intensification, especially if transit supported. The Secondary Plan for South Keys and Blossom Park has permitted 12 to 21 storey buildings and Policy 7 has additional considerations for design. Zoning is for a mixed-use with additional regulations and schedules for maximum heights. Clause 349 in Section A permits a 12 storey building for the subjected land.</p> <p>A zoning amendment is being sought for a required set-back for the 9th floor and above floors. The developer is concerned the setback will significantly impact the flow, efficiency, and affordability of the building, likely reducing the number of units by thirty.</p> <p>A concern was raised how pedestrians will cross the surrounding area’s busy roads and it was asked if there was strategic thinking by the City’s for its long-term plans for other buildings in the neighbourhood. Diane asked Nick Sutherland from Fontenn to follow-up with the City’s transportation consultants.</p>
5. Next Meeting	<p>Next meeting will be held on February 23, 2021 at 7:30 pm via Zoom.</p>