

**Approved Minutes of Fairwinds Community Association Meeting
Monday November 14, 2016, Pretty Street Community Centre**

Attendees: Glen Gower, Eric Felhaber, Bridgette Alchawa, Martin Stein, Alex Chen, Councillor Shad Qadri, Georgie Gosham-Hamer, Ola D., Christine Forget, Kevin Pidgeon

G. Gower called meeting to order.

Item No. 1, Approval of Agenda

Moved by E. Felhaber, Seconded by A. Chen, Approved.

Item No. 2, Approval of Minutes of September Meeting

Moved by E. Felhaber, Seconded by G. Gower, Approved.

Item No. 3, Wellings of Stittsville

A presentation was provided by K. Pidgeon and C. Forget regarding the Wellings of Stittsville development. Highlights include:

- First project by developer in Ottawa, selected Stittsville based on demographics and proximity to headquarters.
- An agreement to purchase City lands (4 acres will be deeded back to City for a park along Poole Creek).
- Noted past projects of Carolina Court (Perth) and Island Park (Arnprior).
- Will provide condo style units with appliances (1 and 2 bedrooms) at less than half the cost of traditional retirement homes, in addition to partnering with Extendacare which will provide a long term care facility.
- Highlights of the development include architecture by Douglas Hardie, underground parking to reduce industrial stress, atrium living and the promotion of socialization, guest suite(s), allowing for aging in place, and ample outdoor space.
- Targeted to late 60s and early 70s.

Questions and discussions provided the following information:

- Build is fully financed and ready to go upon Site Plan Control approval.
- Utilizing Light Impact Development (NLG driven) to reduce negative impacts around site.
- Elm and ash trees are being cleaned up and/or cleared.
- City requested the inclusion of the commercial uses adjacent to Hazeldean Road, tenants not yet known.
- Buildings will be connected underground.
- There will be 256 long term care spaces in the Extendacare building and 186 units in the Wellings building.
- The City and developer see a need for the various developments of this type in the area (former Flea Market site, Wild Pine Court, Revera lands on Stittsville Main Street).
- The Ministry determines where long term care beds are allocated, current wait for a space is approximately 2 years, and the Ministry will also determine when the Extendacare building will move forward.
- Currently have over 150 registrations, developer believes will be fully reserved.
- A model and sales centre will open, reception to be held at Amberwood in near future.
- The developer will consult with neighbours and the City regarding potential park connections.
- Path behind Coriolis Court will connect.
- Developer looks forward to working with the community, including the FCA, as project moves forward.

Item No. 4, Councillor's Update

Councillor Qadri provided an update on various items:

- The City's draft budget includes \$577,000 for Fairwinds West Park, \$105,000 for Village Square Park, and \$150,000 for Rotary Peace Park.

- Widening of Huntmar Road is still in discussion phase, and construction of Robert Grant between Maple Grove Road and Palladium Drive may not happen for 20 years.
- The 2017/2018 budget allocates \$2,500,000 for improvements to Huntmar and Maple Grove intersection, with work to commence mid-2017. G. Gower noted that City should be as transparent as possible regarding this work, as the Community has many issues with this intersection.
- The Environmental Assessment process is starting for the future LRT.
- Future of Canadian Tire Centre is unknown given the proposal for Lebreton Flats.
- Johnwoods will not close until Rosehill is complete and open.
- Fairwinds West Park under construction, commemorative name application circulated for 'Albert Argue Black'.
- City staff is currently reviewing the SPC resubmission for Wellings of Stittsville, particularly a drainage issue relating to the fact that the Kanata West Pump Station is not yet built and revisions made in response to Urban Design Review Panel comments.
- Christmas cookie decorating event to be held at the Goulbourn Recreation Complex on December 3.
- A used car dealership is proposed for 5835 Hazeldean Road (formalize what is existing).
- The City is working with the developer for the proposal at 195 Huntmar Road, public meeting will be held in the new year. G. Gower questioned the proposed new automotive dealerships and the need for same/existing permissions for same.
- There does not appear to be any more vandalism at the stone house at 173 Huntmar Road, however there may be additional internal damage.

Item No. 5, Events

The only upcoming event is the winter carnival.

Item No. 6, Advocacy

- Update on dog waste bins will be postponed to a future meeting.
- G. Gower provided an update regarding the signs that were posted on Huntmar Road advising that same is not a truck route.
- G. Gower advised that he submitted comments to the City respecting the proposed development at 195 Huntmar Road, highlighting concerns pertaining to traffic, density (too low), additional car dealerships, and overall concept in relation to existing planning policy framework.

Item No. 7, Outreach

- M. Stein noted that the new website has not launched due to technical and time challenges.
- G. Gower confirmed that M. Stein has all necessary logins to complete the launch.
- G. Gower noted that there are a couple of new memberships from the website.
- G. Gower will bring a map to the next meeting to define new boundaries.

Item No. 8, Other Business

- G. Gower noted that there is currently no rink master. The person in this role usually liaises with the City.
- Currently entering year 2 of 3 year agreement.
- M. Stein indicated that he is contemplating organizing a holiday themed event. G. Gower suggested that he reach out to J. Holmes.
- A. Chen noted that the bank account had been changed to a new business account and that he was provided with a new bank book, stamp, etc. but that there is a significant fee for same and had reached out to the bank to see about reducing said fee.
- Next meeting will be held December 12, 2016.

Meeting was adjourned.