

AWWCA MINUTES - Monday, December 10, 2012  
At the home of Lavinia Welsh, 42 Kipling Road

Present: Shelli Eisenberg, Paul Faure, Cary Kinsley, Barb Mansfield, Ken Moyle, Jay Parlar, Vinnie Welsh, John Wigle

Regrets: Ira Rosen, Kevin Russell, crime manager Division 2

Chair: Jay

Recording secretary: Cary

Jay called the meeting to order shortly after 7:00 p.m. He said the crime manager from Division 2 wasn't coming because it was her day off; Jay attended a meeting about forming a community association for the area around Mohawk College, and she wanted to thank us.

Minutes of previous meeting: *John will prepare them for the next meeting.*

There were no additions to the agenda.

There was no police report, as Sgt. Scott Moreton didn't come to this board meeting.

Councillor's Report (Brian McHattie): The main subject was the planning committee's public meeting Dec. 11 to hear submissions on the proposed rental-housing licensing bylaw. The committee will not be taking any decisions tomorrow; they will have questions for staff. There are many different issues across the city, including a lot of zoning violations downtown. Landlords have been lobbying City Council. Approximately 30 people have registered to speak tomorrow. There has been a lot of interest from out of town regarding student housing in our area, especially from London and Waterloo. The guys from London are interested in side-by-side duplexes, while the Waterloo guys are interested in larger purpose-built housing. Brian told them we favour purpose-built housing along arterial roads in this area. Duplexes would require rezoning.

A limit of eight habitable rooms would effectively mean five or six bedrooms plus the mandatory kitchen and living room/common area (a dining room could be converted to a bedroom). Two parking spaces are required; 50 per cent of the front yard must be green space, but at present it's legal to have parking at the side and rear of the house, which might have to be reconsidered. Dale Brown has been in touch with MPAC. It seems that, with licensing, MPAC might be able to identify licensed houses as different from owner-occupied single-family houses.

Ward 3 is driving pressure to allow "legal nonconforming" for excess habitable rooms because of so many zoning violations there and the potential loss of affordable housing. Councillors from the lower city are mostly supportive of the proposed bylaw. Brian doesn't know about the suburban councillors.

102 Ainslie Ave.: This is an illegal triplex. The owner has applied for rezoning of his building, but granting it could set a dangerous precedent. Cam Thomas is the city planner concentrating on the west end.

71 Leland: The owner is going to apply for three stories to house approximately 200 students. It's a large lot.

Achieving a Balanced Neighbourhood: Paul Shaker of the Centre for Community Study will look at Westdale North and Ainslie Wood East, with a push for more density and retail

along Emerson. Committee of adjustment applications for variances usually concern the “monster home” bylaw; Brian would like to have design guidelines for variances that are granted. David Premi, an architect who works with Paul Shaker, could help develop them. Ainslie Wood East is largely a student neighbourhood, and the city would like them to have a good experience living in Hamilton in order to retain them after graduation. Another goal is to retain families, especially around the synagogue south of Main Street, whose congregation walks to services.

Consultation group for Wilson Hall construction (Jay): PACCR is setting up a committee of 10-12 people to guide development of the new humanities building on the site of Wentworth House. Jay will be co-chair with Gord Arbeau. The committee will also consist of Brian, a landlord, a student, a representative from the Westdale BIA, and other citizens. It will meet once a month starting in January.

Followup:

John sent out the letter of agreement with Paul Shaker.

*John will take care of the letter to the city asking for a study of parking and traffic flow along Dalewood Crescent.*

Ken will make our presentation at tomorrow’s hearing on the proposed rental-housing licensing bylaw. He distributed a revised version incorporating suggestions the board made after reading Vinnie’s first draft. In our area, the low ceiling height of basement bedrooms will be an issue. Our figures for rental houses only include ones that are not owner occupied. Brian said that it looks as if the MSU will support the licensing bylaw despite fear mongering by landlords.

Treasurer’s report (Barb): As of Dec. 10 there is a balance of \$2,889.47 in our ING savings account, including \$1.30 interest earned during November. Our TD chequing balance as of Dec. 10 is \$3,847.69. During the month, we deposited \$1,995 in membership renewals and issued one cheque in the amount of \$50 to Ken Moyle for the Remembrance Day wreath.

Membership secretary’s report (Kevin): As of Nov. 5, we had 637 members on our list, including 20 friends. From Nov. 6 to Dec. 10, we processed renewals of 42 members and 1 friend for a total of \$900. As of Dec. 10, we have 464 paid-up members and friends and 173 outstanding invoices.

Corresponding secretary’s report (Cary):

11/13 From Jay to Brian McHattie re Democravise

11/14 From Sgt. Scott Moreton re 52 Cline South

12/1 Vinnie’s summary of the rental-housing licensing bylaw sent to members in weekly e-mail

Cary has integrated the list of members provided by Barb into the Mailchimp e-mail list, bringing it from 379 e-mail addresses to 404 (some addresses include more than one member). However, there are names on the Mailchimp list that are not on Barb’s list. Have they been sent invoices? *Cary needs an up-to-date list of paid-up members and friends from Kevin, with e-mail addresses if provided.*

Committee reports:

PACCR (John): He will resign this summer. Some new members are needed for PACCR. He's approached Jean Wilson (a prof at McMaster and resident of Westdale), the sisters who bought Bryan Prince Bookseller, and Dave Kuruc, who has bought Ann Jones' house in Westdale and is the owner of Mixed Media on James Street North. *Jay may talk to Stephanie, one of the owners of Pita Pit.*

Campus Town (Vinnie): Not much has been going on. There will be a meeting in January to prepare for the symposium in May.

Police liaison (Ken): He may miss the meeting tomorrow evening, as he will be attending the bylaw hearing in the afternoon.

Student liaison (Shelli): The good-student awards will be coming up second term.

Jay adjourned the meeting at 8:15 p.m. Vinnie hosted a party afterward.

Next board meeting: Monday, Jan. 7, 7:00 p.m., St. George's Reformed Episcopal Church hall, 134 Emerson.