

## MINUTES — AWWCA BOARD OF DIRECTORS' MEETING

Monday, February 3, 2014

**Location:** St. George's Reformed Episcopal Church, 134 Emerson St.  
**Present:** Terri Bocz, Shelli Eisenberg, Paul Faure, Lois Freeman, Cary Kinsley, Ken Moyle, Jay Parlar, Ira Rosen, Kevin Russell  
**Non-board Members:** John Coakley, Mark Coakley, Wendy Hancock, Derek Lipiec, Rosanne Velari  
**Regrets:** Councillor Brian McHattie, Steve Metham, John Wigle; Lois Freeman  
**Guests:** Vinnie Welsh, Leland Developers: Zeljko Prica, Owner; Atif Aqeel, Architect; Jason Gerrard, ASP Design Group  
**Call to Order:** 7:00 p.m. by President Jay Parlar  
**Recording Secretary:** Linda Ellis  
**Quorum (Seven)?** Yes

Kevin moved and Ira seconded that the January minutes be accepted; this motion passed.

### **Police Report** (A/Sgt. Gino Ciarmoli) --

- Nine residential entries. There is still an issue with students leaving their houses unlocked.
- Four mischiefs to autos.
- One robbery.
- One business robbery.
- One shed was broken into.
- One auto theft.
- There were reports of individuals canvassing the west end trying to get some of the older residents to pay for chimney repairs. If someone comes to your door and you don't recognize them, don't open your door. Suspicious activity should be reported to police by calling the non-emergency police phone number.
- Police services will be meeting with Councillor McHattie regarding the Snooty Fox applying for a patio extension for St. Patrick's Day.
- There was a report in the media regarding a stabbing on Main Street West and Whitney that Gino was not familiar with. Gino to follow up and will send his response to Jay, who will then pass it along to this group.

**Councillor's Report** – Deferred to next meeting.

### **Additions to the Agenda**

1.0 Town and Gown Association of Ontario Renewal - Jay

### **Agenda Items:**

1.0 Leland Site Developers – the property at 77 Leland has been purchased by Zeljko Prica and will be developed into purpose-built student rentals. This property is zoned for multi-unit residential with a maximum of 45 units per hectare. The common model for purpose-built student rentals is three to four bedrooms. That would allow a 25-suite building on this site housing approximately six students per suite or 150 people. (The site is approximately ½ hectare, and occupancy rules allow two people per bedroom.) These developers want a building that will appeal to today's students and believe that bachelor units will do this. They are willing to listen to the neighbourhood and accommodate community concerns where possible. The plan for this property is to ask for a zoning change to allow for 129 bachelor units rather than three- to four-bedroom apartments. The population of the building would actually be less than what is permitted under the zoning. Feedback from the community has been that the proposed bachelor units would possibly attract more graduate students and more serious students. This building will also have security 24/7. It will be built using LEED principles, but certification would be too cumbersome. Units will be furnished. Their management company is KW4Rent. There is some concern that there are no common or meeting-room spaces. Mr. Prica noted that his experience shows that these are not utilized. As this building will be part of the neighbourhood for many years we would like these units to be able to be converted to one- or two-bedroom apartments if the demand for student housing changes. The developers noted that the design was such that the suites could easily be converted into one- or two-bedroom suites by removing a partition wall. We believe that it is also possible that this type of building would appeal to

seniors downsizing but wanting to stay in the neighbourhood. It was also suggested to have a few of the bachelor units converted into one-bedroom apartments for graduate students who are married or have a partner living with them. As this area is already filled with undergrad students, to develop a building for more undergrad students is not what this area wants to see. Jennifer Kleven from Off Campus Housing at McMaster feels bachelor units would appeal more to graduate students. The developers agreed to look at planning for a few one-bedroom suites. Jay suggested the developers reach out to the Graduate Students Association for their feedback; he would forward contact information to them. The developers were amenable to focusing their marketing strategy on graduate students and older students and young professionals. It should be noted that this is not a guarantee that only grad students and professionals will be able to rent units in this building, as limiting tenants by “people planning” is against the Ontario Human Rights Code. They agreed to keep in touch with us as they move forward.

- 2.0 New Board Member Positions (Jay) - On Jan. 8 Councillor McHattie held a meeting between some residents from Ainslie Wood and members of the AWWCA board to discuss the lack of Ainslie Wood representation on the board. This is due to the fact that no one from the three areas of Ainslie Wood south of Main Street West has volunteered. The board membership is full in terms of allowed numbers; however, our bylaws state that if any of the six areas are underrepresented, additional board members can be brought on to represent these areas. Mark Coakley stated he would like to be a member of this board to represent Ainslie Wood Center. Ira moved the motion to be passed, Kevin seconded it, and the motion was carried. John Coakley stated he would like to be a member of this board to represent Ainslie Wood West. Ira moved the motion to be passed, Shelley seconded it, and the motion was carried.
- 3.0 Town and Gown Association of Ontario Renewal – TGAO has a volunteer board made up mainly of city staff and university staff from municipalities across Ontario. They put on an annual symposium each year, and the information from this symposium is worth the cost of \$75 to renew. Kevin moved to renew, Mark seconded it, and the motion was passed. Vinnie’s name is still listed as our contact person, but this will be changed to Jay, as Vinnie is no longer a board member.
- 4.0 Update on Door-to-Door Petition – Mark reported that they have approximately 1,400 paper signatures and approximately 300 online signatures on a petition to turn Prince Philip School into a recreation centre. A package was put together and delivered to all the school boards and government bodies that have a right to bid on the property. The city has received it and has instructed the department of public works and emergency preparedness to look into the recreation needs of this area. Councillor McHattie has set aside \$500,000 from Ward 1’s participatory budget slush fund. He has asked Mark and a few of his Ainslie Wood neighbours to view the Eva Rothwell Recreation Centre in the north end, as that also was a former school.

#### **Follow-up Items**

- 1.0 Open Streets (Sunday, May 31) – Ira reported that the scope may increase. The Boys and Girls Club of Hamilton is having its national race event on May 31, and Open Streets would like to be part of this. The Special Event Advisory Team application will be to close Sanders Boulevard; the application costs \$600. Shelli moved that the AWWCA pay the \$600, Kevin seconded it, and the motion was passed.

#### **New Business**

##### 1.0 House Cleaning – Ira

- Ira noticed on our website that the archives have been removed and there is nothing prior to 2011. Jay explained that when he made the transition to the new website, he did not move any of the very general information; the newsletters should all be there, however. Vinnie said she had seen them there. Ira will check again.
- Ira said that he thought our board should not have listed Councillor McHattie’s campaign launch in our weekly Mailchimp to AWWCA members since it was not being held in Ward 1. Historically the board has not endorsed any candidate. Jay thought that if any candidates for Ward 1 councillor or for mayor are having an event that affects Ward 1, he wanted to make sure Ward 1 knew about it. Some board members felt this was not appropriate. We need to make sure that we get the other candidates’ information, not just that of candidates who are aware of the AWWCA and supply it to us. We won’t know who is running until the registry for candidate applications close Sept. 12.

- 88 Forsyth – our board never took a position on this house. The university did buy the house but did not involve the surrounding neighbours. The neighbours were very angry that this single-family dwelling was being turned into offices to be used for the Off-Campus Resource Centre, the Student Community Support Network, and the Society of Off-Campus Students. The university's conversion of this house to include the OCRC would require commercial rezoning, which would set a bad precedent.
- A member of the BIA told Ira that some of their members are pushing to have inspectors go into the Westdale Theatre because it is very old. If this happens, the owners have threatened to close the theatre and replace it with condos. It was suggested that our board try to persuade these BIA members not to insist on this.
- 60 Bond Street North was a one-bedroom 800-square-foot bungalow that is being turned into to a house with 10 habitable rooms. This is considered a minor variance as they only need three parking spaces. There is nothing we can do from stopping them from creating 10 habitable rooms. The owners told Vinnie they had a property on Winston Place, and they had looked at several properties in this area for another rental house, but the houses were in appalling condition. There are deplorable houses in this area, and we need to brainstorm on how to approach the city on having more proactive bylaw enforcement and how to get student tenants involved. Move out is in April, so before April we'd like to inform students of their rights, of bylaws, and how to submit bylaw complaints. We'd like to encourage students to allow city inspectors to enter and inspect rental premises. Since this will upset landlords, who might force students to vacate their accommodations, it's best done shortly before move out. Students move into these places in September, so landlords will have time to make necessary renovations between April and September. The problem with the Off-Campus Housing Resource Center at McMaster is that it is paid for by landlords' ads, so there's a disincentive for them to pressure landlords to make improvements. Terri is working on a handout for Open Streets regarding how to submit a property-standards complaint to the city. We could widen the scope of the handout, or make a separate handout, to appeal to students to help improve rental housing. Vinnie would like to get together to brainstorm on how to get more enforcement. It was suggested that we revisit the rental-housing licensing bylaw.

#### **Treasurer's Report (Steve)**

Canada Trust – We paid \$4.95 in monthly service fees on Dec. 31 and Jan. 31 and \$20.29 to reimburse Vinnie for expenses. Our current balance is \$4,207.75.

ING account – We earned \$2.40 interest. Our current balance is \$2,925.29.

#### **Membership Secretary's Report (Kevin)**

As of Jan. 31, there were 345 paid-up members, including two new members who joined in the last month.

#### **Corresponding Secretary's Report (Cary)**

2013.12.6 E-mail from Vinnie to Jason Gerrard re 77 Leland stating our concerns. She circulated this e-mail to the board Jan. 24, 2014, along with short follow-up e-mails arranging for his attendance at the Feb. 3 board meeting.

2014.1.6 Town and Gown Ontario membership renewal invoice for \$75.

2014.1.9 Committee of Adjustment decision regarding 22 Clifford St.

2014.1.16 Notice of Public Information Centre re Hwy 403 westbound access ramp at Mohawk Road.

2014.1.24 Received from Jason Gerrard updated plans for 77 Leland showing the exterior, floor plans, and typical layouts of individual units.

**Committee Reports (PACCR) – Nothing to report.**

**Next Meeting – Monday, March 3, 7:00 p.m., St. George's Reformed Episcopal Church, 134 Emerson St.**