

MINUTES — AWWCA BOARD OF DIRECTORS' MEETING

Monday, September 9, 2013

Location: St. George's Reformed Episcopal Church, 134 Emerson St.
Present: Jay Parlar, Cary Kinsley, Shelli Eisenberg, Kevin Russell, Ira Rosen, Barb Mansfield, Paul Faure, Vinnie Welsh, John Wigle, Steve Metham, Jodi Knapp, Terri Bocz
Regrets: Ken Moyle, Gino Ciarmoli, Lois Freeman
Call to Order: 7:05 p.m. by President Jay Parlar
Recording Secretary: Linda Ellis
Quorum (seven)? Yes
Guests: Councillor Brian McHattie, Ken Ockenden

Paul moved and Barb seconded that the July minutes be accepted; this motion passed.

Police Report – defer.

Councillor's Report – Councillor McHattie reported on the following:

Rental licensing by-law – this by-law is now on the city website and will be going to the Planning Committee on September 17. Brian feels it is well written and has addressed concerns that the landlords have raised. The approach is to pass the by-law now but it won't go into effect until April 2017. The landlords will be required to fill out a self-certification checklist which they send in with their \$100 (a sixplex would be \$100 x 6) and the inspections are to occur every 4 years. There is an opportunity to speak to the Planning Committee and it would be a good idea for members to attend this meeting for their comments. Written submissions will also be important. It appears that the MSU is in favour of rental licensing and we are hoping to have David write a letter in support of it.

Heritage project – Ken Ockenden took on the Ainslie Wood/Westdale properties that were on the list and there turned out to be very few properties. Ken has been waiting for the city to develop the criteria to know what properties should be considered as heritage. After this happens we can either:

- take the criteria and have people throughout the area go around and suggest places based on the criteria
- or
- we make our suggestions and someone later can take the criteria and go and visit the property to determine if it does or does not fit.

Ken feels that later is the faster process. The current heritage list is on the web if anyone would like to see what properties are listed.

Brian and Vinnie met with the developer interested in developing the 129 bachelor units on Leland for an update on this project. It was suggested that the developer hold a community meeting this fall.

The Participatory Budgeting Advisory Committee for Ward 1 are in the final stages for accepting project ideas for the 2014 capital budget on how 1.5 million could be spent. People can submit their ideas via the website or cards can be filled out and dropped off at different locations in Ward 1. These ideas will be put on the website in October and then will be voted on. It was mentioned that the students had some really good ideas such as improved street lighting on Emerson, bus shelters to have improved route signage, and overall good community based ideas. The MSU is going to coordinate with SOCS and will submit these ideas. Brian also mentioned that they are doing a pilot project working with Westdale High School and St. Mary's High School giving them \$100,000 and the students themselves will advocate these funds.

Vinnie and Brian will be meeting tomorrow with Paul Shaker and city planners to review the Balanced Neighbourhood plan with PACCR. Paul is the professional planning resource who wrote an overview of Ainslie Wood East and Westdale North. Ainslie Wood East shows higher percentage of rental properties and looks at certain areas where you could go for rezoning and redevelopments. For this to happen it would change our secondary plan and would have to go through a public process. It was felt it is a good

idea to try and redevelop some of this neighbourhood. Brian suggested that we may want to submit a project taking Westdale North and work with the community to develop design guidelines.

In regards to the house on 88 Forsyth, Gord Arbeau sent us an update on the negotiations between the university and the owners of 88 Forsyth North to use this house as the university's off-campus resource centre. This does not meet the current zoning and the zoning change process will take some time. It will also have to go through a public process. The house will remain for sale while this zoning change process is happening.

The meeting with Brian, Vinnie, Rob, the city lawyer and the head of the planning department will take place on September 25. The city has charged the owner of the house next to Rob.

Agenda Items

1.0 Parking/Traffic Plan McMaster offices at St. Paul's – Gord responded to an e-mail that was sent regarding parking and traffic concerns at St. Paul's. The Mosaic project, which is a software program that McMaster will be implementing, will have between 80-100 people working on this team. The team will include McMaster employees, part-time contract workers and employees of third party suppliers who will be attending to McMaster business on and off during an average week. Staff who already have paid parking on campus will continue to park on campus. Many of the consultants are parking underground at the hospital and a bike rack has been installed at the church. As there is one hour parking surrounding St. Paul's there should not be a problem with parking or traffic.

2.0 Churchill Park Lawn Bowling Club – As this building is designated as city property, the city is responsible for maintenance and utilities. As this is the case we do not need an owner operator but we do need a Board or a Steering Committee to take over the building. There will be a meeting held the first week in October to discuss this. They are hoping to apply for some grants and perhaps hire a full time person who would be responsible for scheduling, locking the building at night etc. They will be getting funds from the participatory board from last year for new windows and possibly new doors. The building currently is being very well used.

3.0 Cash Surplus – We have approximately \$7,000 and at the AGM Barb is hoping to get member input on ideas of what we could do with this money. The committee felt that it would be best to put the money towards something permanent like a bench, a sign, something for G.A. Allen or the SCSN at McMaster. We can bring this forth at the AGM and Carry can follow up after the meeting via e-mail distribution.

Follow-up Items

AGM update – Jay printed out 60 invitations and mailed them for those people without e-mail addresses. The invitation was posted on the website today. Jay will start sending out more information to board members in the coming days. All the churches and synagogues in the area need to be given notices of this meeting to be posted. We will need to supply our own plastic cups for water. John will get the insurance for this. Leaders for the 3 break-out groups will be:

- Police Concerns lead by Ken Moyle and recorded by Linda
- Prince Phillip to G.R. Allen transition – led by Jay and recorded by Kevin
- McMaster Community – led by John and recorded by Cary

Marie-Louise Kallsen will be the keynote speaker. Barb will need a cash float for registration and Jay will provide an ipad for credit card registrations. Kevin to provide the membership list. A donation will be made to the Temple in the amount of \$150 for using their facility.

It was suggested that we try and sell the projector that was purchased approximately 4-5 years ago and has only been used twice. Paul said he would see if anyone he knows might be interested in buying it from us.

2.0 Nomination Forms – nomination forms were distributed and filled out.

3.0 Ewen Road – Vinnie e-mailed the AWWCA Participant Statement to the Board in August regarding the zoning change to allow a 10 story purpose built student apartment at 17 Ewen Road. Mary Kiss is the

other participant that will also appear. The actual statement is 7 pages long and has a lot of data in it regarding vacancy rates, primary and secondary rental markets which took a huge amount of research to do. Vinnie now has to put everything together and make copies of it. Vinnie will have to go through this with Ken Moyle in case Vinnie can't make the hearing which begins October 16.

Overview:

We will review our history with the development of the secondary plan and the new Urban Hamilton Official Plan. We will concentrate on what we believe the original intent of the secondary plan was in terms of business continuance and redevelopment in the Ewen Road area. We will support several of the issues raised by Mondelez. The majority of our time will be spent discussing the rental market in our neighbourhood, both primary and secondary, the impact of transient student rentals on our neighbourhood, the high vacancy rates in Ainslie Wood and Westdale, intensification strategies and our belief that a development of the size proposed by Auburn is not in keeping with the neighbourhood and would not contribute to the goal of a neighbourhood that is diverse and vibrant for all citizens.

The solution would be to redevelop Whitney North towards Main Street with some duplexes, triplexes, quadplexes and maybe some low rise apartment buildings and get rid of these houses that are trashed and unsafe. With Prince Philip closing and the churches seeing a decline in members it appears that this neighbourhood will not recover as most of this area is 75-80% rentals. Families are not going to move here so we need to rebuild and redevelop. We have developers that are talking to Brian saying they would like to build quality student housing. Vinnie stated we would be open to residential on Ewen if it was low scale.

New Business

Treasurer's Report (Barb) - As of September 8 there was a balance of \$2,911 in our ING savings account, including \$2.47 interest earned during the past month. Our TD chequing balance as of September 8 is \$4,279.08

During the month, we deposited \$85 in membership renewals and the following cheque was issued:

Barb Mansfield – \$174.05 re UPS mailbox renewal

Jay Parlar - \$49.47 re office supplies for annual membership invoicing

Membership Secretary's Report (Kevin) – There are 610 members plus 23 Friends. Currently 288 will be able to vote at the AGM and 322 will not.

Corresponding Secretary's report – (Cary)

Thank you from HAL Magazine for listing their fifth anniversary event on the AWWCA website.

Letter to the city solicitor in preparation for a discussion on the city's position on enforcing Justice Howden's 2008 Ontario Superior Court decision, with 4 Forsyth Ave. North as a test case.

E-mail from Gord Arbeau updating us on negotiations between the university and the owners of 88 Forsyth North. Purchase is conditional on obtaining rezoning to permit use of the house as the university's off-campus resource centre.

Participant statement to the OMB prepared by Vinnie. The AWWCA opposes rezoning to permit development of 17 Ewen Road as purpose-built student housing.

Committee Reports (PACCR) – John was not able to attend the last meeting.

Next Meeting – Next regular meeting will take place on Monday, October 7 at 7:00 p.m. at St. George's Reformed Episcopal Church, 134 Emerson St.