

**AWWCA BOARD MEETING
Minutes May 4, 2015**

Location: St. George's Church, 134 Emerson St.

Present: Terri Bocz, Julianne Burgess, Shelli Eisenberg, Cary Kinsley, Ken Moyle, Ira Rosen

Guests: Ward 1 Councillor Aidan Johnson, Vinnie Welsh

Regrets: Steve Metham, Jay Parlar, Kevin Russell

Quorum (seven)? No

Recording Secretary: Cary

Chair: Ira

Call to Order: 7:00 p.m.

ADDITIONS TO THE AGENDA: A report on our spring cleanup.

POLICE REPORT (A/Sgt. Gino Ciarmoli, West Town crime manager)

From Gino's e-mail sent April 29:

3 residential entries, all with unlocked doors or windows, 1 a student house, 1 a house under renovation, 1 with an unlocked ground-floor window

4 thefts from auto, all unlocked with valuables inside

Moveout is nearly complete; we had a good weekend with only a couple of parties. The Mac 91 and 92s worked last night and were a bit busier with a handful of tickets being issued. Today is the last day of exams and the paid duties will be out again tonight. I think for the most part we had another very good school year and now conclusion.

I ask that everyone keep an eye out for graffiti. Several new ones have appeared in the Kirkendall area with the tag PONG. We are trying to identify the person responsible. If you see anyone spraying graffiti, please call 911.

COUNCILLOR'S REPORT (AIDAN)

1. The new Ainslie Wood Community Association has registered with City Hall's department of community outreach. They said they feel their interests will be better served by a separate organization from the AWWCA, as their interests and needs are different from Westdale's. Westdale has a library branch, schools, recreation centre while they now only have two Catholic schools. The AWCA grew out of lobbying on behalf of Prince Philip School.

2. Aidan is committed to pursuing landlord licensing. Matt Green (Ward 3) and Terry Whitehead (Ward 8, which includes Mohawk College) are allies on this. The two citizen representatives for the Residential Housing Committee, created to deal with tenancy issues, have not yet been found. Julianne said the committee should have an antipoverty representative.

3. Aidan led a Jane's Walk through Westdale on May 2 and had about 30 people.

APPROVAL OF THE MINUTES FROM MARCH 2 (Ken and Jay) AND APRIL 13 (Steve)

Not available

AGENDA ITEMS

1. City Hall

a. Development charges (Vinnie)— Vinnie reported on a meeting about development charges that she and Ira attended with Steve Robichaud, director of planning; Joe Spiler, manager, capital budgets and development; and Aidan. Before the municipal election last fall, Vinnie met with our then councillor,

Brian McHattie, about proposals for off-campus student residences with four- and five-bedroom apartments. After the election she followed up with our new councillor, Aidan, and she, he, and Brian met for breakfast. Aidan then arranged for the appropriate city staff to meet with the AWWCA. Jay asked Ira to attend in his stead.

The AWWCA does not think that four- and five-bedroom units are a good model for the long term for our community. Apartment buildings will be part of our housing stock for the next 50-plus years, and this number of bedrooms would not appeal to a broader rental market, including seniors. In addition, we now know, from developer experience in Waterloo, that students also prefer suites with a smaller number of bedrooms. We are hearing however, that developers (particularly ones new to the student housing market) are looking to build four- and five-bedroom suites because Hamilton's development charges are by the unit and are the same for a two-bedroom apartment as a five bedroom, whereas Waterloo, London, and other cities charge by the number of bedrooms. Hamilton charges \$12,000 for studios and one-bedroom units, \$18,000 for two or more bedrooms. At Aidan's request, Mr. Spiler will investigate other municipality's development charges and report back on whether he thinks Hamilton could change its approach to encourage more broad-based design.

Mr. Robichaud reported that Rise Developments on Ewen Road has decided to build two- to three-bedroom units rather than the four or five bedrooms originally proposed. Rise says that now the student market is driving smaller apartments. Vinnie and Terri said this was a huge and positive change: When they met with Rise last year, the company would not consider a smaller suite without increasing the height of the building.

Urban Core, which wants to build student housing at Paradise and King (once the site of a beer store) was thinking of a five- or six-storey building with four- or five-bedroom units. Their plan meets existing zoning for the site.

Prica, the would-be developer on Leland, is taking the city to the Ontario Municipal Board for failure to make a decision on their application. It's been dragging on since 2012.

b. Rental licensing (Vinnie)—Kim Coombs, manager of municipal law enforcement, is working with other managers within the city on a white paper on rental licensing and ways to better enforce current bylaws. They are also using updated criteria for identifying lodging houses. Dale Brown, from Aidan's office, is working with various municipalities about student-housing bylaws. Oshawa is enforcing them for specific neighbourhoods.

2. The AWWCA Spring Cleanup May 2 (Shelli)

Ken said there was lots of waste and furniture after the students moved out. There hasn't been proactive enforcement since Glyn Wyde retired, but proactive bylaw enforcement earns the city money. Aidan has asked for extra waste collection. The city will charge the extra collection to the landlords.

He emphasized that we should send addresses of houses not in compliance directly to him (aidan.johnson@hamilton.ca).

Shelli and Cary chatted with people during our cleanup who didn't know about the AWWCA. We should have something to hand them. Shelli had about 55 people sign up either for May 2 or to work on their own. She delivered bags and gloves to those who did not go out with a group.

FOLLOWUP

Annual General Meeting—Next meeting

TREASURER'S REPORT (STEVE): Not available.

MEMBERSHIP SECRETARY'S REPORT (KEVIN)

As of April 30, there were 209 voting members. There was one new membership with two members in April.

CORRESPONDING SECRETARY'S REPORT (CARY)

April 15: Thank you e-mail from Vinnie to Bill Young (director, MLE), Kim Coombs (manager, MLE), and James Buffett (supervisor, MLE)

April 23: E-mail from Vinnie to Scott Baldry, committee of adjustment, to correct their minutes of April 2 regarding 111 Winston Place, which confused the AWCA with the AWWCA

April 23: Reply from Scott Baldry thanking Vinnie for the clarification

SUBCOMMITTEE REPORTS

Land Use (Terri)—She and Vinnie gave MLE a list of houses with over eight bedrooms that might be considered "low-lying fruit" as lodging houses. MLE said they will investigate.

PACCR (Jay)—No report

Police Liaison (Ken)—No meeting recently

Student Liaison (Shelli)—Nothing to report

TGAO—Ira needs a cheque from Steve for parking

NEXT MEETING

Monday, June 1, 7:00 p.m., St. George's Church, 134 Emerson St.