

AINSLIE WOOD/WESTDAE COMMUNITY ASSOCIATION OF RESIDENT HOMEOWNERS INC.
MINUTES OF THE 19TH ANNUAL GENERAL MEETING
SEPTEMBER 18, 2017

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

Recording secretary: Carolyn Kinsley

Board members present: Shelli Eisenberg, Carolyn Kinsley, Kenneth Moyle, Ira Rosen, Kevin Russell, Julie Twyford

Regrets: Scott Innes, Jay Parlar

6:00-6:45 p.m.: Registration, membership renewals

President Ira Rosen welcomed attendees and presented the agenda.

Ward 1 Councillor Aidan Johnson's Report

- City council approved continuing the trial project of having two co-op law-enforcement students from Mohawk College do proactive bylaw enforcement part time. They earned their salaries through ticketing, and the city will use the profit to increase the number of students doing this.
- Ward 1 is "taking a whammy" on property taxes because of increasing property values.
- Light rail transit is coming, as 10 out of 16 councillors voted for it. The GO hub on McMaster's campus will be moved to an integrated GO/HSR/LRT hub at the corner of Cootes and Main West. The second stop will be at Columbia College. A separate bridge will be built across Hwy 403 at Macklin. The third stop will be at Dundurn and the last one in West Hamilton at Queen and King at the Scottish Rite.
- The Participatory Budgeting Advisory Committee was successful. Aidan reminded us that it is for infrastructure only. The natural playground has been completed at Canadian Martyrs' Catholic Elementary School.

Gord Arbeau, director of communications, McMaster University

- Gord thanked Ira, who is co-chair with Mary Williams (vice-president, university advancement) of PACCR (President's Advisory Committee on Community Relations).
- The final number of incoming students this year will be known in November; the preliminary number is a little fewer than 6,000.
- As of Jan. 1, 2018, the campus will be tobacco and smoke free and is working on a plan to avoid spillover to the neighbourhoods.
- Construction on campus: The Peter George Centre for Living and Learning will have 500 residence beds and a childcare facility, due for completion in the summer of 2019. The university still can't guarantee a residence space for every incoming student, but they have better success rates if they live in a university-run residence.
- Traymore/Main West residence: The university bought nine houses on Traymore and has just acquired the houses around the corner on Forsyth South between Main and Traymore. A property-management company is maintaining the houses as rentals for now. The university will apply to the city in November or December for a zoning change, which will be needed for a student residence. The tentative plan is for 12 storeys facing Main West, stepping down to two storeys like the houses opposite on Traymore. It will be operated like a McMaster campus residence. Occupancy may start in September 2021. There will be no parking, as the building will be for 17- and 18-year-old first-year students and is right next to campus.

- His office is receiving fewer complaints about specific student-rental addresses. Jennifer Kleven, of the Off-Campus Resource Centre, said that her office follows up with landlords, students, police, and bylaw.
- Garbage cans will be placed in front of the new Wilson building at the Sterling Street entrance.

Animal Control Services—Brad Potts, City of Hamilton

Their office is at 247 Dartnell Rd., which they share with the SPCA. He summed up their roles: The SPCA is a charity to protect animals from people. Animal Services is the opposite. They have 13 offices and are on call 24/7, 365 days of the year. It is also an animal shelter for sick or injured wildlife and strays. They push for dog licensing and work with the SPCA and other rescue groups to re-home strays with no identification. Their euthanasia rate has dropped significantly.

Public Health—Rebecca Roth, City of Hamilton

Rebecca is one of 40 public-health workers in the city. She and Brad discussed the raccoon rabies outbreak in Hamilton that started in mid-December 2015 and continues. It's spread through saliva, not through feces (a common misconception), and enters through bites, scratches, open wounds. Animals shed the virus. Keep dogs on a leash and cats indoors and keep their rabies vaccination up to date. Don't touch or feed strays or wild animals. Keep your garbage cans secure. If you suspect an animal is rabid, call 905-546-CITY and ask for a public-health inspector. They are available 24/7, 365 days of the year.

In Hamilton, 264 animals have tested positive (171 raccoons, 90 skunks, 1 fox, 2 domestic cats), and 359 including the surrounding areas. In our area, since mid-December 2015, 22 raccoons and 20 skunks have tested positive for rabies. You can check <https://www.hamilton.ca/public-health/health-topics/rabies> for updates and more advice. The Ministry of Natural Resources is carrying out a baiting program, but it takes three to five years to stop the spread of rabies in wildlife.

There have been some coyote sightings all over the city.

Brad and Rebecca in response to questions

It's usually not possible to eliminate urban wildlife. Trapped animals can't be released more than 1 km from where they're trapped or they will starve to death, as they're territorial. The MNR is responsible for wildlife populations, so there is a limit to what can be done locally. Public health has seen an increase in rats, which live underground; snow insulates them, and mild weather is also easy for them. Bird seed and compost attract them, and they will even eat pet feces in your back yard. Public health will give advice on how to get rid of them through poison and inaccessibility (under sheds, etc.). It takes making your property unavailable or unattractive and the community pulling together.

Panel Discussion: The Changing West Hamilton Real Estate Landscape

Moderator: Ken Moyle

Emmanuel Appiah, co-ordinator, Student Community Support Network, McMaster Students Union

Jennifer Daniel, sales representative, Judy Marsales Realty

Jennifer Kleven, Off Campus Resource Centre, McMaster University

Julie Twyford, Barclay West Properties

Ken introduced the panel and started by saying that we have a weird market here, with prices up sharply in Hamilton.

Jennifer D.: There is a lack of inventory for sale, both citywide and through Southern Ontario. West Hamilton always has an influx of buyers. Toronto investors find our area affordable.

Jennifer K: There is more turnover of existing rental properties. She has seen a gradual rise in rents, to \$550 plus utilities. As interest rates go up, rents may go up. McMaster is popular because it's cheap to live here.

Julie has found that rents have barely budged in 15 years. West Village Condos set a new ceiling and then rents stabilized. She finds that more of her tenants are funded by their parents—they have Audis, they go to Europe in the summer.

Emmanuel said that most of the students he knows have jobs and get loans; 30 per cent are on OSAP and that number is increasing.

Jennifer D. said that the SOBI bikes are busy.

In response to a question about lawn signs giving the name of a property-management company, Jennifer K. said that most landlords manage their own properties, but there are more property managers in the market.

Association Business

Treasurer's Report (Julie Twyford): Our opening balance on June 1, 2016, was \$4,997.46. Our closing balance May 31, 2017, was \$4,451.99. Our expenses were primarily bank fees, web hosting, mailbox, and transportation for Ken Moyle to the Town and Gown Association of Ontario annual meeting.

In the absence of recording secretary Jay Parlar, Carolyn Kinsley moved and George Voloudakis seconded the motion to accept last year's AGM minutes. The motion was carried.

Membership Secretary's Report (Kevin Russell): We have 106 paid-up members not including renewals received tonight. Renewal notices have been sent out. The AWCA (the community association formed just for Ainslie Wood) has drawn away some members. We don't have any driving issues, which are what usually draws in members.

Nomination Officer's Report (Kevin Russell): Kevin moved and Betty Bechtel seconded the motion to acclaim the following candidates as nominated, and the motion was carried:

- Ira Rosen, president
- Ken Moyle, vice-president
- Julie Twyford, treasurer
- Carolyn Kinsley, corresponding secretary
- Scott Innes, director