

Minutes of the AWWCA BOARD MEETING

Monday, June 10th, 2018 - St. George's Church / 134 Emerson St.

Call to Order: 7 p.m. Ira Rosen, president

Recording Secretary: Kareen Bouwman

Quorum: Five

Regrets: Shelli Eisenberg, David Brewster

In Attendance: Ira and Sarah Rosen, Scott Innes, Ken Moyle, Julie Twyford, Carolyn Kinsley

Guests: Peter & Kelly Hargreave, William Gorak, local resident, Alan Livingston, member, John Thomas, member

Agenda Items:

Councillor: Maureen Wilson's representative, Stephanie Hilson

MPAC is still deciding whether the Knightstone student built housing complex at Traymore will be categorized as an institution or a private residence. The decision will have a major impact on property taxes if the property is considered a private residence.

There was a town hall meeting for Ward 1 residents dealing with safety and well being. Some residents (Strathcona area) are blaming certain groups of people for all crime. Crime is a systemic problem involving people with mental health addiction, social housing, etc. City is in the process of removing various encampments. Three have been removed thus far.

City is looking into restructuring the waterfront trails due to flooding.

MSU: No report

Westdale BIA: Tracy MacKinnon

The fire at Mark's salon and the tailor's shop is still under investigation. The two businesses have moved to

other areas of the city to continue their businesses.

Tracy explained that the plastic flowers in the flower containers look much better than the garbage that is usually placed there.

Six to eight trees have been planted in the village.

Arts Fest 11 am to 9 pm from June 22-23. The BIA will be distributing water bottles to Volunteers. AWWCA will be sharing a tent with the BIA. We have a banner and will be distributing a one sided business card size magnetic card with AWWCA on it and a 2-sided 4 by 6 flyer with important numbers in the community. Sarah Rosen will provide an estimate of the cost of producing these items.

Minutes from previous meeting

- https://docs.google.com/document/d/1y0_d6tsUd9BB8BgZGnYv6Uojkk-dkjJcyr56EVNW5TM/
- Motion passed in favor of accepting amended minutes.

Proposed King West & Paradise development: The Hargreaves

Peter and Kelly Hargreave requested support from AWWCA to represent community concerns related to this development and to address the potential precedent it sets for the Westdale neighbourhood.

Peter and Kelly have provided a website and a petition to provide information to residents and to oppose the proposed development: Website-www.preservewestdale.ca and the petition is <https://www.ipetitions.com/petition/preserve-westdale>

The King St. development is 6 times the allowable density. The site is considered appropriate for students and not the general population. Ira stated that AWWCA has supported intensification outside of residential area. AWWCA has accepted developments in Ainslie Wood. King St. development is the first one in Westdale. If AWWCA fights this development, we need to create an effective strategy. Ira listed various developments such as Lehand, Sanders and Binkley, in which compromises were made. He suggested to see whether a meeting could be set up with Maureen Wilson, AWWCA, and the developer to discuss a compromise. Peter will continue to push against the development. He wants to know what are the principles the AWWCA adhere to. Ira stated that AWWCA deals on a case by case basis. Ken Moyle feels the AWWCA needs to define what we want in the community. Two thousand homes have been converted to rentals. AWWCA believes in student built rentals. AWWCA has made errors in the past such as the West Condo and Ewen Rd. developments. Ira suggested that we send a letter to the city citing our concerns and request whether there is value in sitting with the developer to seek a compromise. AWWCA does not want anymore student built housing. Zoning allows for a 3 storey development plus a mechanical storey. City has responded to concerns and its response will be uploaded to Preserve Westdale site. The comments from the city have gone to the planner. The consultants are Urban Solutions and there is no timeline for when they must respond. Ira feels that until LRT is in process there will be a lot of noise but no action on developments. Our councillor supports the LRT. We need to speak to her about intensification along the LRT corridor. Ken stated that the community needs to be clear of what the LRT corridor intensification balance looks like. Urban Solutions and the city have a particular mindset that does not necessarily correspond to what the community would like to see.

TGAO incentive programme-Sarah Rosen

There are two programs available. In New Brunswick the property owner is taxed twice for the property, if they do not live in the house. The other one is Canada wide and is called Rent Smart. It is a teaching program for students to be good citizens. Renters take a free online course and the owner takes one as well but pays a fee. There is a discount in rent for those who take the course. Renters are more secure about renting from the owner. One suggestion was to look into home insurance discounts for the renter and owner.

Ken says McMaster must be involved. He will look into it.

ELTO Hearing re. Traymore/Main residence on June 27th

There is a preliminary hearing on June 27 at 10:00. As far as AWWCA knows, we have status to present. Ira sent Adam (city rep.) a letter indicating we would like to present.

John Thomas has requested to meet with the councillor and planner. Applications for zoning were submitted in November. The city did not respond within the time limit. The applicant can appeal to the government board. Zoning is further complicated in that the LPAT and OMB are both dealing with separate aspects of the development. The official plan amendment falls within LPAT's jurisdiction. The city's legal staff would only act with full council approval. AWWCA is against the height and density as well as the

number of parking spots. There will be a public meeting in which residents can have input on new developments.

Taxation Issues: Ira stated that AWWCA will write a letter to Sandy Shaw, MPP for our area, to amend the amount of taxes that institutions pay for student housing. Institutions are charged \$75 per bed.

Development charges would also be waived, if the development is deemed institutional. The taxation issue is provincial and would be appropriate to bring forward the TGAO. John Thomas suggested for a specialist to figure out how much money will be lost due to outdated charge of \$75 per bed. Ira will meet with Gord Arbeau, Knightstone, and a group of residents to discuss the development. City staff have issues with the development in terms of parking spaces, sewer capacity, etc.

Change in Web Hosting: Ken Moyle

The cost of the website is \$15 a month. The domain costs \$75. In the interim Ken will put the website on free hosting using resources in his basement. He is looking for free hosting in which we can use our own domain name.

Staffing BIA/AWWCA booth at ArtsFest-Ken will send out a sign up sheet. Membership forms will also be available for renewals and new members.

New Business:

Treasurer's Report: Julie Twyford

AWWCA has over \$4000 in bank account. The cost for the PO box is almost \$200 for the year.

Membership Secretary's Report: Sarah Rosen

Sarah has received the membership list but it needs a lot of updating. The information is stored in an excel format. Sarah will investigate a client management software program that would be a better fit for our data.

Corresponding Secretary's Report: Carolyn Kinsley

See end of minutes

Committee Reports:

1. PACCR: Iran went to Patrick Deane's good-bye party
2. TGAO: No other information other than Sarah's incentive programs
3. Police Liaison: No report

Corresponding Secretary's Report (CK):

- May 8 and 9: Cary's follow-up with Pam Santon re landlords on Marion South (whom to contact)
- May 8: Copy of Julie Twyford's letter to the city re truck traffic
- May 10: Copy of Jean Wessel's e-mail to Ward 1 councillor re 77 Leland
 - Ken's reply to Jean
- May 30: Confirmation to Ira that room is booked at MIP for our AGM
- June 2: Email from Katie Davidman about homeless man at Longwood and Main
 - Cary's reply (town hall meeting June 5 or whom to contact)
- June 7: Ira's confirmation of AWWCA intention to attend hearing re Case #PL180302
- June 7: Ira's invitation to our elected representative to attend our AGM
- June 7: Ira's reply to landlords Tim Charron and Eithne Power re: their intention to attend the hearing June 27 and informing them they can join the AWWCA as friends

- June 9: Copy of Shelly Sender's e-mail to West Town crime manager re bike theft on June 5