

**West Wellington Community Association
Record of Discussion, February 5, 2007**

Meeting Chaired by: Rob Bowman, President

In Attendance: Anne Marie Laurin, Francois Matte (Treasurer), Peter Bleyer (WWCA liaison for Wellington Village Business Association)

Regrets: Chris Duschenes (VP), Cathy Bennett (Secretary), Ralph Wiesbrock, John Sanna

Agenda Items	Discussion Highlights	Action/Person(s) Responsible
1. Updates	<p>Rob provided a brief updates on topics of interest to the WWCA:</p> <ul style="list-style-type: none"> • <u>Domicile’s cash-in-lieu of parking proposal</u>: In mid-January, the City informed Rob (upon inquiry) that a draft report was in the process of being finalized and would be provided to both Domicile and Christine Leadman upon completion. WWCA will be notified about the City’s decision on the proposal shortly thereafter. • <u>Neighborhood Planning Initiative</u>: The City is seeking public input from key stakeholder groups on several defined themes such as parking/traffic; heritage; etc and an open house and discussion groups on these themes will take place 24 February. Surveys to membership will be needed as part of this ongoing process. 	<p>Rob to solicit input from WWCA members currently participating in these consultations to compile a response on behalf of the WWCA.</p>
2. New Business	<p>The Association has received notice of an application to the City for a minor variance to allow office and/or a medical facility on the first floor of the building beside the Esso Station on Piccadilly/Richmond Road. (No application for cash-in-lieu of parking has been submitted, although such a medical facility should have 5 available parking spots for every 100 square metres of space, while an office should have 2 parking spaces per 100 square metres.)</p> <p>Those present noted that the owner was previously granted approval to build</p>	

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	<p>the carwash at this location on the premise that the business fronting Richmond Road would meet guidelines for “current permitted use”. Moreover, locating a medical facility and/or office on this building goes against the pedestrian-friendly Main Street design proposed by the City’s Official Plan.</p>	<p>Originally the car wash at this same site (not a permitted used on a Main Street) was allowed in the rezoning request because they were combining it with a retail use which would conform to the OP and the Zoning by-law requirement for pedestrian friendly, street-oriented uses that would animate the main street.</p> <p>Members present agreed that medical facilities on the main floor of a building would not be an appropriate use given that for privacy reasons many of the exterior windows will be covered over (e.g., the medical office beside the LOEB Island Park parking lot is a major eyesore to pedestrians). WWCA also received info from Linda Hoad and Gary Ludington suggesting that WWCA may wish to file a submission opposing this permitted use change. Rob to draft a letter and fax it to the City by the</p>

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		deadline (Feb. 7) conveying WWCA's disapproval of the application.
10. Upcoming Meeting Dates	<p>Board Meetings will take place on the following dates:</p> <ol style="list-style-type: none"> 1. Monday, March 5th, 8 pm 2. Tuesday, April 3, 8 pm—AGM Planning Meeting 3. Tuesday, April 24, 8 pm: AGM <p>Rob noted that the current Constitution needs to be altered to permit the collection of dues from members.</p>	Rob to bring revised draft revised constitution to next meeting for discussion.