

WWCA Meeting Minutes, April 12, 2010
Fisher Park, 7:30

Present: Vivian Knapp (Board), Susan Kennedy (Board), Jason Thomson (Board), Peter Duschenes (Board), David Haskins (Board) , Richard Van Loon (Board), James Gilbert (Board), Katie Paris (Board), Nora Fyles (Western Avenue), Martha Wilson (Western Avenue), Janet McNamara (Western Avenue), Eileen Monkhouse (Western Avenue), Jereen Sutherland (Western Avenue), Audrey Stuart (Western Avenue), Carolyn Kearney (Western Avenue).

1) Welcome and Introductions

Jason welcomed everyone to the meeting and everyone introduced themselves.

2) Approval of minutes from March 8 meeting

Minutes were approved without alterations. (Motioned by Susan, 2nd by Rick)

3) Convent (114 Wellington) development status

Katie reported on the charette held on the weekend. Good turnout (35-40) Impressive people from businesses and different organizations. Meeting started with brainstorming ideas on how the convent space could be used for community purposes. What do we want? Group then broke into four sub-groups to discuss the 4 main ideas that emerged: Arts for youth centre, Community centre, Wellness centre, Centre for social innovation. The discussion in the groups was lively and each group then presented their ideas to the larger group. The next steps are for the sub-groups to refine their ideas and submit them to the organizers of the charette (Lorne Cutler [Hampton Iona], Ken Hoffman and Barb McInnes [Island Park CA]). At some point this will be presented to the developers. There was a lot of discussion about how soon this should be done. Two independent developers at the meeting cautioned against being too impulsive and needing to come up with a good, viable plan, not just enthusiasm.

Hampton Iona website has all the documents relating to this development.

4) Update on April 15 traffic townhall (Rick)

Rick gave an update on the traffic meeting which will take place on Thursday at the Elmdale School gymnasium from 7-9pm. It is co-sponsored by the Elmdale School Council. There will be guest speakers: Greg Kent (Manager of City Traffic), Christine Leadman (Ward Councilor) and Wallace Beaton (Green Schools Canada, a group devoted to getting kids walking or biking to school). There will be 45 minutes for speakers and the rest of the time for questions and comments from the floor. The goal will not be to necessarily take immediate action but to get ideas of where to go next, what we want to do. Rick will chair. It cost \$100 to rent school. Rick put up posters (75) but most of them were destroyed by rain. ("Never use an ink jet printer for outdoor posters!") He put up another 30 in plastic cases. Rick asked for people to mention it to friends. School has been cooperative and sent out an email notice to all parents. A notice also appeared in the Kitchissippi Times.

Jason thanked Rick for his work in organizing the event.

5) 39 Western development proposal (Martha Wilson and Nora Fyles)

Martha updated the membership on the proposed development. Property was sold very fast. Renter told them that owners were going to do some small renovations then notice went up advising of demolition and 2.5 story construction. They have asked for 5 variances. The house will measure 63' X 24'. It is right on the corner of Western and Spencer. The house as planned is 2.5 times the size of most of the houses in the area. Rear wall is 27 feet high. There is a tower the roof of which could be used as a deck. The owners and architect have made no effort to talk to neighbours. The Councilor's office thinks this is a litmus test since there is no other house like this in the area (north of Wellington). Neighbors think infill guidelines and Official Plan have not been taken into account. (See their letter and presentation for details.) Memo from City Planner didn't mention the Official Plan which is legally binding. Architect told plaintiff that there were no comments from the community association. (Jason had only received a quick call and told them he didn't know about the proposed development which they interpreted to mean that there were no comments or objections.) Architect admitted that she hadn't contacted the neighbours. Decision by Planning Committee has been adjourned until May 5th.

House they are taking down is a big, 2-storey house (new windows last year)

The neighbours have made a flyer but haven't distributed it yet.

The neighbours believe that all three relevant City documents should be taken into account with this proposal: zoning by-laws, official plan and in-fill guidelines.

Developer has called a meeting for Tuesday, April 20th [meeting subsequently took place that day, at 39 Western, with close to 50 neighbours in attendance].

Variances: Set backs on all sides (south and rear), reduction of green space, reduce rear yard area (20').

A real estate agent they spoke to stated that the new house would have a negative impact on the value of the neighbours' homes.

The neighbours want the CA to write a letter and for someone to attend the meeting. They are also looking for the CA's advice.

James suggested that we need to make it clear that we were not adequately consulted. Also asked the neighbours to come up with ideas of what they could live with.

Next step: Someone from the CA will attend meeting and take it from there.

6) Cave Creek Sanitary Collector Sewer Project (James)

James reported that he hadn't yet had a response from the City officials to his email concerning the lack of communication with the community on this project.

7) Parkdale Off-ramp (James)

James reported that he had sent an email to Yasir Naqvi asking him to contact the Ministry of Transportation to obtain detailed plans of what the Ministry has in mind for the 417 and that the current plans aren't a precursor to the widening of the whole Queensway.

8) WWCA Newsletter – feedback

Jason thanked Susan for all her work on it. Nora suggested that it be done regularly but a concern was voiced about the lack of money and time.

9) 1375 Wellington development status (Café Mio) (Jerene Sutherland)

For the record it is not the owner of Café Mio who is making the application. Jerene reported that there was no decision yet but she feels that the variances will be granted. There will be a railing put up to protect their fence which is directly behind the development. The developer has agreed to do landscaping to buffer and deflect sound. Garbage will also be covered She thinks parking spaces will be granted. She will let us know when she receives the decision.

10) May 19 AGM/Association name

No time to discuss. At the Dec 8 meeting, it was suggested that we put a proposed name change on the agenda. The two suggestions for a new name are Wellington Village CA and WOHO (West Of Holland Avenue) CA. The aim is to relaunch with the new name at the AGM.

11) Other Committee Reports

Transportation (Ken) - Byron Avenue: Vibration testing, Route 16 and Area Traffic Management Study – Not discussed.

Liaison with BIA (Bill) – Not discussed.

Liaison with city-wide issues – Not discussed.

12) Other business/Upcoming Events

Pete reported on what he had heard from a neighbour of the proposed development on McRae Avenue near Loblaws. The neighbour had heard that the developer was becoming frustrated by the process and was thinking of selling. It was suggested that given the pro-active way the developer approached the community and the thoroughness of their plan the CA should write a letter to both the developer and to Christine Leadman's office supporting the continuation of the process. Peter will draft a letter.

Jason suggested that we continue the process of creating a document that would outline the principals the CA uses to assess developments so that we are consistent and more pro-active. Peter will contact Christopher Duschenes to obtain the document he began a couple of years ago.

April 24, Sustainable Community Summit, 9 a.m. to 3 p.m., Albert Street Education Centre, 440 Albert Street (Not discussed)

13) Adjournment

Motioned by David. 2nd by Susan