

**Sir John's Homestead, Redstart Dr. and Solitaire Crt.
Residents' Review Committee
Public Meeting
MINUTES
November 25, 2008**

IN ATTENDANCE: Bob Alden, Darlene Cancilla, Mark Leonard, Sharon McCarthy, Carol Nolan, Sharon Pancott, Alina Zogala, Otto Zogala, Ted Roberts, Gerry Pancott, Keith Weston, Julian Kirov, Kathy Stewart, Doug Fisher, Tom Zakrzewski, Bill Campbell, Gerri Campbell, Dave Hawkins, Giancarlo Gallo, Bev de Saldanha, Margaret Morrow, Dan Dipoce, Joe Godrijan, Lorie Godrijan, Kelly Reardin, Axel Breuer, Gurjit Sodhia, Todd Davidson, Ken Szreier, Jeff Roberts, Tristan Cammart, Jan Ossowski

CALL TO ORDER: Bob Alden called the meeting to order at 7:05PM

MINUTES:

Slide presentation overview presented by Bob Alden. See attached document.

Introduction of committee members.

Review and Discussion of slide presentation

Slide presentation- P.7

Need to form a Residents' Association

Overwhelming support for formation of a residents' association and for the involvement of other rate payers associations in Ward 8.

Review committee will serve in interim until residents' association can be properly formed and a committee elected.

Slide presentation- P.9

Regarding page 1 of Planning and Development Committee proposed by-law amendments , a proposal was made to add a "whereas" stating that "City Council supports the maintenance of the character of existing residential areas."

Points from discussion

- feel good phrase, won't get us too far
- put it right in the by-law itself to give it some teeth

Slide presentation- P.10

Regarding page 7 of Planning and Development Committee proposed by-law amendments stating that,

"The site should be located in proximity to transit facilities,
120 m (400 ft.) from another lodging house."

Points from discussion

- 400 ft. is default distance in zoning dept.
- should read not less than 400 ft.
- can it be bigger distance and withstand the challenge
- every eight homes separation results in too many lodging houses in our area
- set goals high when asking for distance separation
- how was the 400 ft. number arrived at?
- where do measurements start? Radius? Property line?
- Can only turn into student houses if you sell, therefore every eighth house will not likely be student housing
- Consensus not reached on number of feet separation
- Seek legal advise
- Ask planning dept. at city what is the maximum distance we can ask for
- For Dec. 1 meeting state that the distance separation is not acceptable to the community then discuss further

Slide presentation P.11 stating

"Concern that the definition of "Lodging Houses"
is applied to detached buildings only."

Points from discussion

- Consensus reached to include townhouses in our discussions

- ignores the use of rental townhouses to house students and their impact on our single family homes
- Defeating Affordable Renting Strategy by renting townhouses to students- results in less housing for families
- Include townhouses in definition of lodging house- take out "detached" in definition

Slide presentation P.13 stating

"Concern that the report suggests that the current bylaw proposals will be in force until "the Affordable Rental Strategy" is adopted."

Points from discussion

- Affordable Housing strategy can negate these by-laws
- Our neighbourhood may be deemed affordable
- Formation of rate payers association critical
- Affordable housing strategy offers no time line
- Need by-laws in interim for protection of neighbourhood

Slide presentation P.14 stating

"Since student housing in a dedicated building is "high density", perhaps it should only be allowed in areas not zoned "low density"."

Points from discussion

- Until Affordable Housing Strategy, can we say no lodging houses in low density area
- After discussion, phrase was defeated.

Discussion re wording of proposed definition of lodging house

- proposed definition of lodging house is a building containing four or more lodging units
- should be three or more in a four bedroom house or in a three bedroom house should read two or more
- if the majority of bedrooms is rented out it should be defined as a lodging house even if landlord is living there

- the student houses which currently exist are not against the law as it is stated now
- two will be grandfathered in, legal non-conforming status
- Change definition of lodging house so that it is low enough in number of lodging units and licensing by-laws onerous enough so that it will deter buyers.

General discussion ensued. Points made include

- Numbers have to be four or less students to make it less desirable.
- the way to stop it is to make it not economical
- Discussion re: talking/ informing Councillor Mahoney prior to Dec.1 meeting to go on record in writing. General consensus not to submit early.
- Encourage as many as possible to come out to the Dec.1 meeting.
- Discussion of asking the city to lobby provincial government to fund housing for UTM campus. Defeated.
- discussion re: gated community
- fees from residents' association will need to cover cost of lawyer
- discussion re: how rentals work- one person rents then sublets to other students.
- General discussion regarding the city does not support stopping this.

**Meeting Nov.26, 2008 with lawyer, Virginia McLean, specializing in municipal law (Land Use Planning and Development and Local Government)
Questions for the lawyer**

- Do we need a legal help or can we do it on our own?
- Distance separation? Can it be bigger and withstand the challenge?
- Can we do a condition of sale when selling our houses that prevents the use of the house for student rentals?
- Can we get rid of existing two houses?
- Can a city lawyer help us?
- Does it have to be the same as other communities?
- Is what the city telling us legitimate?
- How can we control or stop the spread of lodging houses?

- What legal rights do we have and what laws can we cite or use to our benefit?
- From Nov. meeting we understood townhouses could not be included. Is this true?

Discussion re: Peel Police

- very responsive, two residents said not responsive fast enough- 3 1/2 hour response time to a party complaint
- community service officers have been assigned to our neighbourhood- will be in unmarked cars
- Sharon Pancott has community police officers ph. number and will circulate same to neighbourhood e-mail group
- Call and ask for community officer
- Police now have a file on our community
- Report happenings to community police station at Glen Erin and Collegeway for record

Future recommendations for review committee include-

Report findings from lawyers appt. to community.

Report procedure, name of officer and phone number for reporting unwanted happenings in our neighbourhood.

Prepare and present to Council Meeting Dec.1, 2008 using information from tonight's meeting.

Continue e-mail communication.

Start a residents' association. Use review committee in interim until time permits formation of association and election of officers.

Meeting adjourned 9:00PM.