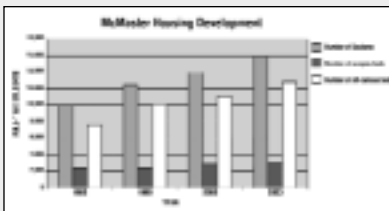


# Neighbourhood News & Views

THE NEWSLETTER OF THE AINSLIE WOOD / WESTDALE COMMUNITY ASSOCIATION  
Autumn 2003 OF RESIDENT HOMEOWNERS INC.

*"Building community block by block"*



Refining Directions: A Student Housing Focus

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It Will Be VERY Big

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Hamilton's Oldest House

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## Very Good News!

### The System Worked

Sixty-six neighbours objected to a request for a zoning change for a building at the corner of Westbourne and Sanders Boulevard. One neighbour organized a petition against the application, and many submitted letters; the AWWCA's letter follows:

- The building has the appearance of a lodging house or dormitory dwelling. It is very similar to the monster houses built before Bylaw 6593 eliminated the possibility of any further houses of this type in our community. The visual clues are: all the windows look the same; there is nothing to indicate a gracious living space—there is no obvious living or dining room, which should be apparent in the front elevation; the entrance is perfunctory at best—not gracious or homelike to indicate the building will be used by a single family.

- To allow this structure to be built on Westbourne Road is not good planning, because one of the principles of good planning is to have multiple-tenant-type buildings along arterial roads, and Westbourne is not an arterial road. An example of good planning is the site at the corner of Binkley Road and Main Street West, which was

recently approved for an attractive three-story apartment building. This is the type of development that most members of the community want to have for multiple-tenancy purposes, and the AWWCA endorsed the Binkley Road project.

- If the Committee of Adjustment approves the building of multiple-tenancy-type structures away from arterial roads, it will discourage the further redevelopment of Main Street West.

AWWCA member **Rick Grigg** attended the neighbourhood meeting organized by AWWCA President **Liz Millar**, and he provided helpful information for the hearing. **Councillor Caplan** spoke against the application at the hearing July 3. Many neighbours also attended the hearing, and several spoke in opposition.

When the decision was announced that the application was denied, Liz Millar said: "The Committee of Adjustment meeting I attended made me feel very proud of the residents dealing with their issue head-on. In this case, the system worked and success was achieved."

## She's Running to the Finish Line

JANET WOODWARD

AWWCA President **Liz Millar** has been very busy throughout this beautiful spring and summer, snatching moments here and there between community work to tend her fabulous garden. Liz's activities on behalf of the AWWCA are far too numerous to list, but anyone who has attended a community meeting over the past two years no doubt has been aware of her presence. Our community owes her a debt of thanks for her dedication and commitment to solving difficulties in our neighbourhoods.

In addition to representing the AWWCA at community workshops and meetings at City Hall, McMaster University, and the Federation of Urban Neighbourhoods, she provides leadership at meetings in the community about housing, graffiti, policing, and planning.

We thank her for her leadership over the past two years and look forward to continuing to work with her in her capacity as past president.



Liz Millar will continue to work for the AWWCA as past president.

# community NEWS

## Nearly Nine Thousand!

In the Ainslie Wood and Westdale areas (including McMaster's campus) there are currently 8,780 indoor and outdoor licensed seats. In Westdale Village, there are 466 seats (not including the current proposal by King Paisley Haus for licensed seats). Even if every one of the approximately 15,000 residents over the age of 19 in Ainslie Wood and Westdale drank in licensed establishments, there are more than enough seats for all.

## School Closings

AWWCA treasurer and board member **Loreen Jerome**, in her capacity as a nonparent ratepayer, was a representative on the West End Education Accommodation Committee of the Hamilton-Wentworth Public School Board. The committee met six times between April 15 and June 17. The recommendation of the committee was not to close any schools in the west end. We thank Loreen for participating in this important process.

## All Seniors and Retirees Welcome!

EFFIE YORK

In the winter 2002 issue of *Neighbourhood News & Views* we invited seniors to explore the possibility of having a seniors' centre in our community. On May 14, 2002, an information meeting was held at Dalewood School to determine if there was enough interest to form a seniors' centre in Westdale and West Hamilton. As a result of the interest expressed at that meeting, our first gathering was held September 25, 2002, in Grace Hall of Grace Lutheran Church. Our thanks to **Rev. Kevin Baglole** for offering us the use of this very fine facility.

Our gatherings are held on the third Wednesday of each month from 1:30 to 4:00 p.m., and refreshments are served. To date we have had card games, board games, a travelogue, a quilt demonstration, guest speakers, and potluck luncheons.

Our September gathering will take place on Wednesday, September 17, at 1:30 p.m. in Grace Hall, Grace Lutheran Church, 1107 Main Street West.

We would like to increase our membership, which numbers 36 at present, and we welcome new ideas for expanding our program. Please join us.

For more information call Pat Barton at 905-527-5137 or Effie York at 905-522-6256.

## Westdale Highlighted in WestJet Publication

In "Hamilton Highlights" in the June 2003 edition of *Airlines*, WestJet's inflight magazine, author Max Wickens lists 13 attractions in Hamilton. Number 7 on the list reads: "West-end Westdale, sometimes cited as North America's first planned community, was inspired by the "cities beautiful" movement of the 1920s. The village core sometimes draws movie crews, artists, and photographers because of its period shopping 'parade,' its art-deco movie house, its galleries, and its curio stores."

### Luba's Pretty Face

Congratulations to Luba Mera Spa, 1544 Main Street West (at Thorndale Street North), for presenting such a pretty face to our community. The spa has recently been beautifully landscaped and is an asset to the neighbourhood. It's the AWWCA's hope that their example will encourage other developers in our community to provide similar beautification of their sites.

### Yard-Waste Pickups

September 2, 16, 30  
October 14, 28  
November 10, 24

### Bulk-Goods Pickups

November 3  
March 15

## The Snooty Fox Goes to City Council

JANET WOODWARD

The AWWCA opposed the application of The Snooty Fox for an outdoor patio due to the fact it would occupy several parking spots (already in short supply), and to concerns about pedestrian and vehicular traffic safety, and the increase in the level of noise generated by a business conducted outside a building and in proximity to homes. In its letter, the AWWCA reminded council that the neighbourhoods west of the 403 are currently developing a secondary plan that should provide a strategic policy statement to guide such commercial redevelopment in a more generic manner in future, so that all applications for licensed outdoor patios would be dealt with similarly.

At the hearings subcommittee on April 23, I gave 10 reasons why I believed the patio should be denied and stated that **Mayor Wade** agreed at a community meeting two years ago that **our community is in crisis**. We are struggling to remain a viable family neighbourhood, and we are at a very critical stage right now. The neighbours' right to the peaceful enjoyment of their property needs to be primary. I urged the mayor and councillors to recognize the level of concern from residents, especially those who live close to The Snooty Fox. The patio was denied at the hearings subcommittee.

After the hearings subcommittee, at which **Phyllis Tresidder** spoke on behalf of the AWWCA, she was interviewed by CHML regarding the proceedings. She stressed that it is important that councillors listen to staff and cited the lack of preparedness on the part of at least one councillor, who referred to the Westdale Business Improvement Area as a "strip mall," even though in my presentation, I had out-

lined the uniqueness of the community and the farsightedness of its planners in the 1920's, whose vision has been hailed by the internationally noted urban planner Jane Jacobs and is now being revived by enlightened planners.

At council on April 23, attended by many members of the community, the vote was tied. **Mayor Wade** and six councillors (**Bain, Collins, Jackson, Kelly, Merulla, and Morelli**) voted in favour of the patio, thereby ignoring staff recommendations, as well as the recommendation of the ward councillor, **Marvin Caplan**. A motion by **Councillor Dilanni** postponed the issue, to be voted on once again at council on May 14. On the evening of May 13, Councillor Caplan hosted a tense meeting between **John Garbe**, owner of The Snooty Fox, and nearby residents. Mr. Garbe withdrew his application the next afternoon. Councillor Jackson told an AWWCA member that he planned to vote against the patio on May 14 because the residents didn't want it.

When I asked Mr. Garbe for assurance that he would not reapply in the future, he responded on May 14: "Will I say that I will never reapply? Never is a very long time. I don't think that anyone can honestly say never, under any circumstances. Can we work together to find a sustainable balance between the interests of the neighbourhood and the interest of the business community? We must. Do I still wish to be a "Friend" of the AWWCA. Very much so. Do I want to see members of the AWWCA enjoy the food and drink we provide at The Snooty Fox? Most definitely."

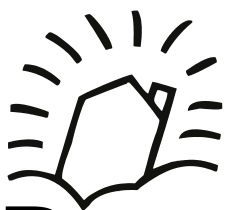
## More Trees Please

More Trees Please is a community initiative to help reforest Westdale. Many of the large trees we love and take for granted in Westdale are reaching the end of their life and will soon die.

Community members **Linda Bryant, Karen Poyner, Dianne Sicinski, and Shelagh Snider** initiated this project to educate and encourage residents to plant native trees in our neighbourhood now.

As well as posters, they have produced and delivered information pamphlets and are planning a series of community events including an information table set up on weekends in front of The Picture Frame in Westdale, a tree fest in conjunction with a landscaper, and a raffle of a high-quality limited-edition framed photograph of a tree. Linda says, "Further activities will unfold over time. Our main focus is to get some native trees planted. What to plant? Native trees from the rich and unique ecosystem of Ontario's 'Carolinian Canada' will thrive in our climate—species such as sugar maple, oak, beech, and basswood. Carolinian Canada is a popular name for the extreme southwest region of Ontario, where the eastern deciduous forest of North America has its northernmost limits. Many kinds of flora and fauna are found here but nowhere else in Canada! See <http://www.carolinian.org>."

*Questions? Drop into The Picture Frame at 1045 King Street West and speak to Shelagh Snider, or e-mail [shelaghsnider@hotmail.com](mailto:shelaghsnider@hotmail.com), or call Linda Bryant at 905-526-9779.*



## Because we care

# Clearing a Landfill

DMITRI MALAKHOV

The task of cleaning up Westdale Village is like trying to displace a landfill. I think some people just don't get it. We live near a great institution, McMaster University, and many of us who live in Westdale have some connection to the university (including some of those who do the littering!). I simply don't see how it is possible to go on to postsecondary education but not understand that trashing the neighbourhood degrades the quality of one's own living environment. Long before the Second Annual Westdale Village Community Cleanup I made up my mind that we need not remove the trash from rental properties or businesses. This isn't the strategy to deal with such places. I will pursue this matter, however, with the city's property-

We advertised the cleanup in many ways: the AWWCA's e-mail list and the spring issue of *Neighbourhood News and Views*, the Dalewood Home and School/School Council newsletter (thanks to **Dale Brown**), and flyers distributed to houses, Westdale Secondary School, Westdale Library, and Shoppers Drug Mart. We are thankful to those people who cared enough about this issue to find time to do something about it. If you didn't get a chance to come out this time, I look forward to seeing you next year. To boost morale, I am hoping to have a barbecue after the cleanup. The turnout this year was more than twice that of last year, and I am dedicated to improving this annual event. I welcome your comments and suggestions,



Some of the cleanup crew.

Photo: Janet Woodward

standards department. I will do my best to try to solve the problem of trash on rental properties.

On a positive note, I would like to express my sincere gratitude to those who spent almost three hours on Saturday, April 26, participating in the cleanup. Those who participated were: **Murray Babb, Keley Brazil, David Colangelo, Shauna Eisenberg, Abigail and Bruce Gaulin, Stefani Goruk, Kathryn Harris, Beth Harris, Karen Hughs, Raman Kumar, Loueen Madill, Irina Malakhova, Dria and Jocelyne McGraw, Patrice Palmer, Andrew and William Payne, Alix Priest, Chris Priest, Kennedy Thomson, and Julie Vyn.**

We collected 22 bags of trash, primarily pop cans, cardboard boxes, fast-food wrapping paper, and plastic bags. Longwood Road, King Street West, and Marion Avenue South were the most polluted streets. South Oval and Paisley Avenue South were not far behind.

so please contact me via e-mail: [malakhov@eudoramail.com](mailto:malakhov@eudoramail.com).

In conclusion, I would like to thank a few people who are responsible for much of this young program: **Janet Woodward**, to whom I turn for advice, has been instrumental. She is indeed a credit to our community. **Patrice Palmer** has been a great supporter. Not only did she bring out her family, she was also kind enough to photocopy a great number of flyers to advertise the cleanup. Another note of gratitude goes to the City of Hamilton, which initiates such programs and whose services are very reliable. May you continue to be this way!

So until next time, farewell. And please, don't litter!

*Dmitri Malakhov is the one of our newest members, having only just recently reached the minimum age (18) to join.*

# Trees Are Us

## Advocating for Trees in Hamilton

JANET WOODWARD

On March 25, I wrote to **Mayor Wade** with a copy to **Councillor Caplan**: *Recently I wrote to Councillor Joe Pantalone, the City of Toronto's tree advocate, asking about Toronto's program of tree planting whereby 100,000 native trees and shrubs have been planted in the past few years. Councillor Pantalone gave me the Web site <http://www.toronto.ca/parks/treed-advocacy.htm> and offered his assistance. Today I spoke with **Rick Gadawski**, Hamilton's tree advocate, about the program, and he is very familiar with it. I know that with the recent budget cuts our urban forest is going to suffer and am very concerned about this, as are many others. Would you, as mayor, consider initiating a program, perhaps modeled on Toronto's, so that corporations and citizens could be made aware that a program exists that they can donate to? Even if the city is able to commit only a*

*nominal sum to start the program, but can act as a source for spreading information about it, this would be a great start and would provide hope for many of us who are very worried about the future of our urban forest.*

*P.S. Wouldn't this be a wonderful announcement for you to make as you end your service as mayor?*

Mayor Wade responded, noting that funding has been withdrawn for planting and replacement of trees, but stated that staff are currently investigating programs similar to Toronto's and that Councillor Caplan would provide me with information when it is available. Councillor Caplan responded, confirming the lack of funding, to which I replied: "I know the city doesn't have the big bucks Toronto has, but if it is possible to do something on a small scale, it would be great. If the city could host the program on its Web site to promote the idea to corporations and individuals, and get the press involved promoting it, I think the project would grow. Perhaps the city could give out awards and further promote it through its Web site and the press. The program would grow even faster if donations were tax deductible!"

And then, in early July, I was absolutely thrilled to learn that while I was communi-

cating with our local politicians in March, **Gary Hendin**, a Hamilton businessman, and **Heather Donison**, of Green Venture, were meeting with **David Brown** of Toronto's economic development office, to learn about applying the Toronto project in Hamilton. Gary filled me in on the project that he is spearheading in Hamilton and said that, although it is in its infancy, some large corporations are already planting trees under the newly formed Hamilton Tree Advocacy program. Unlike the Toronto program, the Hamilton program is funded entirely by the public through tax-deductible donations. **Siemens Westinghouse** has already planted trees at Kay Drage Park, and **Lafarge North America** will plant more trees in September. The program is endorsed by Environment Canada, Green Venture, Environment Hamilton, the City of Hamilton, Siemens Westinghouse, and others. *The Toronto Star* is explaining Torstar's corporate support of the Toronto program to *The Hamilton Spectator*. You can find out more about the program, as well as have a tree planted on your property, by e-mailing Gary at [info@renttheworld.com](mailto:info@renttheworld.com) or calling 905-522-1850, and asking to be placed on the new e-mail list for the program. The new Web site will be ready for operation by mid-August.

## Be a Tree Counter

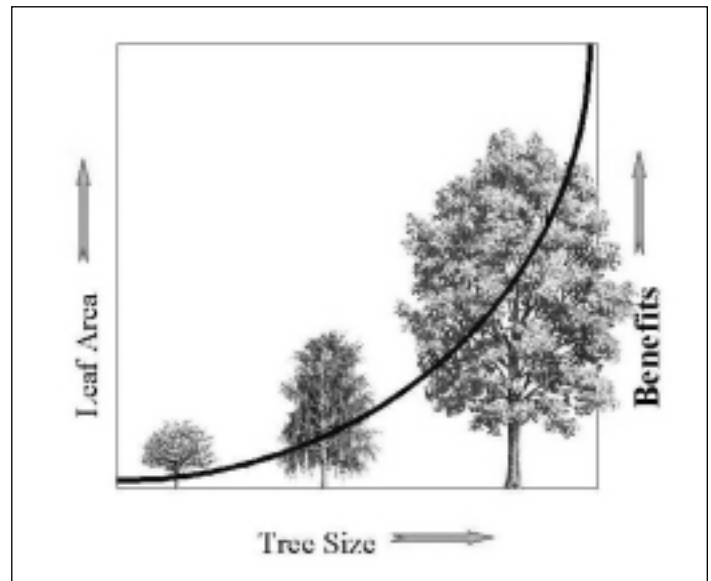
DON McLEAN

We're counting trees in West Hamilton. A summer inventory organized by Environment Hamilton called Trees Count is gathering essential information about our urban forest—and we're looking for help.

Being part of the West Hamilton inventory is easy and enjoyable. The training takes only an hour and can even take place "on the job." We schedule inventory times to be most convenient to our volunteers.

Most of the folks who have already participated in an inventory session have decided to continue to volunteer. Even after one session, you will be looking at trees in a brand new way. You'll learn about different species of trees, signs of tree-health problems, what things damage trees, and what homeowners can do to help their trees. You'll also meet your neighbours, both those who are fellow volunteers and the homeowners who enthusiastically greet our teams.

The Trees Count method is specifically designed for volunteers with no experience, yet its simple steps ensure that the information you collect will accurately record crucial information about the neighbourhood forest. This is because the method asks 30 separate questions about each tree. In nearly every case, the team merely selects one of four choices to answer each question. Teams are led by someone with lots of knowledge and experience and quickly get to the point of doing an inventory of a tree in six minutes or less.



One large tree = 2,500 saplings

The tree inventory is already underway in Westdale and has the support of the AWWCA. Homeowners will be getting a notice telling them about the inventory and asking them to grant permission to the teams to examine the trees on their private property. All you have to do is put the notice in a front window to indicate your permission. The teams will also knock on your door when they arrive. Your cooperation is key to the achievement of a complete inventory, since the great majority of urban trees are on private property.

See *TREE COUNTER* on next page

Trees Count is a fun way to take action for our urban forest, and it's accessible to enthusiasts of all levels of experience. Please contact Sachi Gibson at 905-549-0900 or at treescount@environmenthamilton.org.

### Plan Your Neighbourhood Forest

We also need your help to plan the future of your neighbourhood's urban forest. The inventory will generate a comprehensive report on the trees in each neighbourhood. This information will guide the community in appropriate actions to protect and enhance its urban forest. The report will likely be available in October. By that time, a committee will have been formed in each neighbourhood to review the report and draw conclusions from it. Environment Hamilton will help each of these committees to publicize their findings and to preserve existing trees, plant new ones, and take other steps to ensure the best possible urban forest in their neighbourhoods. Please contact us if you are interested in participating in your neighbourhood's tree committee.

Trees Count is funded by Dofasco, TD Friends of the Environment

Foundation, Human Resources Development Canada, and Mountainview Residents for Recreation in Hamilton. It is endorsed by the AWWCA.

*Don McLean is a director of Environment Hamilton.*

#### Data Collected in the Study

- Precise location of each tree
- Surroundings affecting the tree
- Species of tree
- Size of tree
- Health and condition of tree
- Conflicts between tree and wires, buildings, and other infrastructure
- Possible tree-planting locations

## Recommended Solutions for Our Sewage Problems

LOREEN JEROME

The third public-information centre for the Ward 1 combined-sewer-overflow (CSO) class environmental assessment was held June 26 at St. Mary's High School. About 20 people attended, including city staff and our councillor.

The following preferred options were identified as a result of comments received from the first two public-information centres at St. Mary's High School and the three community workshops held at the Westdale Library in the fall of 2002. I participated in all these meetings on behalf of the AWWCA and as a resident who lives in proximity to the Royal outfall.

**Sterling Outfall**—The recommended solution is a regulator adjustment, which would involve raising the existing weir within the combined sewer system to increase the amount of wet-weather flow going to the wastewater treatment plant and reduce overflows.

**Ewen and Royal Outfalls**—The recommended solution for both these outfalls is an underground storage tank designed to store combined sewer overflows to prevent discharge during wet weather. Later, during dry weather, the captured flows would be discharged directly into the sewer.

Based on public input, the city intends to prepare a master plan (class environmental assessment) and place the report on the public record for at least a 30-day review period. The public will be notified where they may view the report. The project Web site is <http://www.hamilton.ca/public-works/capital-planning/Ward-One-CSO/default.asp>.



## Tips on How to Sell Your House to a Resident Homeowner

JANET WOODWARD

The following suggestions have been made by AWWCA members. If you have any to add or if you'd like to comment, let us know.

1. If using an agent, choose one who has a history of selling to resident homeowners. Before choosing an agent, study real-estate ads for our area to identify agents who promote houses as suitable for fam-

ilies, in contrast to agents who promote them as income properties. The AWWCA has samples of both sorts of ads in case you don't know the code words.

2. Tell your agent that you want to approve the ads that will be used.
3. Explain to your agent what sort of a buyer you want; you are entitled to be informed about all offers. You may not discriminate on the basis of race, etc., but it is your right to inquire how your property will be used and to be discriminating as to whether you want your house to be maintained as a family home. Many agents already have a list of investment buyers who are interested and able to put in a good offer. It's up to you to try to determine the intentions of the prospective buyer.
4. Even if you are using an agent, be home when your house is shown, and listen to what people say as they walk through. Are they remarking on how they could use the space ("My study!") or counting the possible bedrooms? Agents suggest it's better if the homeowners are not

present, but **it is your right to insist on being present.**

5. If it is not possible for you to be home when the house is being shown, insist on meeting the prospective buyers yourself. Ask them where they live now, where they work (if they work in Toronto, do they comment on the easy access to the 403?), who is living at home with them, what schools their children attend, and so on. What things do they comment on about your house and yard? What attracted them to this area? Trust your gut about whether they are telling the truth.
6. Wait until a date you have determined to consider all offers. You do not have to accept the highest offer. Two families selling near one of our members recently turned down the highest offers they received in order to sell to families rather than investors.
7. To avoid being pressured to sell quickly, do not buy your next home until you have an acceptable offer on the present one.

# Refining Directions: A Student-Housing Focus

ROB PAYNE

Refining Directions was an exercise launched by McMaster University in the fall of 2002 to, among other things, construct a framework that will guide the university's course for the next five to 10 years. The full text of the resulting document is at <http://www.mcmaster.ca/pres/rdfinal-may03.pdf>.

On April 14 I met with **Dr. Phil Wood**, vice-president of student affairs at McMaster University, to discuss issues around the housing of students. At that meeting, Dr. Wood made a commitment to formalize the housing planning process. In my follow-up note to Dr. Wood, I wrote:

*As discussed, the university needs to apply its vision "to achieve international distinction" for creativity, innovation and excellence to the issues around housing planning, given the desire to house all interested first-year students, plus 500 senior students as per the Redefining Directions initiative. It would be appreciated if the university could take a leadership role on this by formalizing future housing requirements into its planning documents, and sharing these with the surrounding residential community. The University of Toronto has recently started a housing task force. Perhaps this could be used as a model. Your commitment to begin this formalization process is welcome, and I look forward to following up on this topic with you in the near future.*

Following is a slightly edited text of my response to the Refining Directions document, endorsed by the AWWCA and delivered May 23 to administrators at McMaster University and our councillor.

## Background

Historically, McMaster University and its surrounding community have benefited from each other in a number of ways since the university relocated to its present location many years ago. The Westdale area, with its history of innovative community planning, has been further blessed with an infusion of residents affiliated to the university, whether as employees or students. This has evolved to a relatively well-balanced, vibrant community, with walk-to

access to such things as banks, stores, and restaurants: a "smart growth" design to which many new communities aspire today.

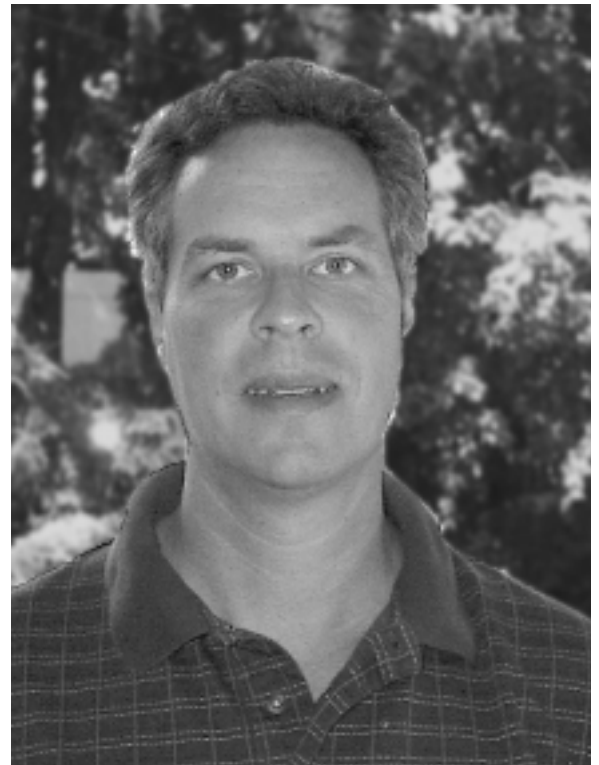
The community surrounding the university, however, has disproportionately shared in the pressures of the growth the university has experienced over the years, and it is expected to further increase dramatically as we look into the future. This growth will continue to have a negative impact on the adjoining neighbourhood, as declining property standards detract from the university's "vision of excellence." This result is not in the best interests of the university or of the community.

Refining Directions is an attempt by the university to define what it will take to meet the vision "to achieve international distinction for creativity, innovation and excellence." It is hoped that this submission will extend the application of this vision to student housing, an area that is the top priority among the surrounding community and an increasingly important factor in attracting top students and maintaining the university's international reputation.

## Where We Were

The housing development over the last 25 years can be seen in Exhibit 1 on page 7. The data were primarily taken from the 2001 State of the Academy address by **Harvey Weingarten** [provost and vice-president (academic) of McMaster University at that time].

The development of student housing has been largely unplanned and off campus, with the percentage of on-campus university residence space declining from 24 per cent of full-time students in 1980 to a forecasted 20 per cent of full-time students in 2003. In absolute numbers, the increased enrolment of 6,000 students since 1980 will have access to only 755 (13 per cent) new housing beds on campus, once the new residence is completed in 2003. This



Since he joined the AWWCA a year ago, Rob Payne has been working on solutions to the student-housing issue. He became a member of the McMaster President's Advisory Committee on Community Relations in May and plans to focus on this issue during his term of service. In July, the AWWCA board appointed him to the position of vice-president.

figure not only is extremely low historically, but also is well below many peer-university targets, which are in the range of 25-30 per cent. Nine of the current 11 residences were built 30 or more years ago.

The decline in the percentage of on-campus residence beds from 1980 to the present has resulted in an explosion of demand for rental housing, as the university's student growth was "downloaded" to the surrounding community.

The pressure of this increased need for student housing in the immediate surrounding area was a primary driver in the development of the Ainslie Wood/Westdale Community Association of Resident Homeowners Inc. (AWWCA), an organization that has done much to highlight many of the negative consequences for the surrounding communities due to a lack of formal planning around student-housing expansion.

The AWWCA's December 2002 survey of student housing shows a few areas approaching 50 per cent rental concentration. *The Hamilton Spectator* stated that police visited over 300 homes during the 2002-3 academic year, a rate of one complaint per day. This is unacceptable to the community and negatively affects McMaster's reputation.

## Where We Are Today

The past few years have seen the development of a number of formal planning processes that could provide us with a base from which to focus around the issues of student housing.

The development of the University Campus Plan has allowed a formal approach to the number and possible locations of major capital-expansion programs, as well as a process by which these expansions are to be developed. The AWWCA lobbied aggressively to include the development of student residences during this process, but was unsuccessful, as the University Campus Plan did not deal with the specifics of how these potential building locations are to be used. But at least a number of sites were identified as suitable for student residences.

The development of the Ainslie Wood/Westdale Secondary Plan, which is currently ongoing, is another formal process related to planning of our community, and again the AWWCA has been aggressively pursuing the issues around off-campus student housing.

The Refining Directions program, currently in process, also provides some indication of targets and management of student-housing issues, a process that is the basis for this review.

All of the above can provide a good framework to formalize a student-housing plan that would best serve both the community and the university over the short and long term.

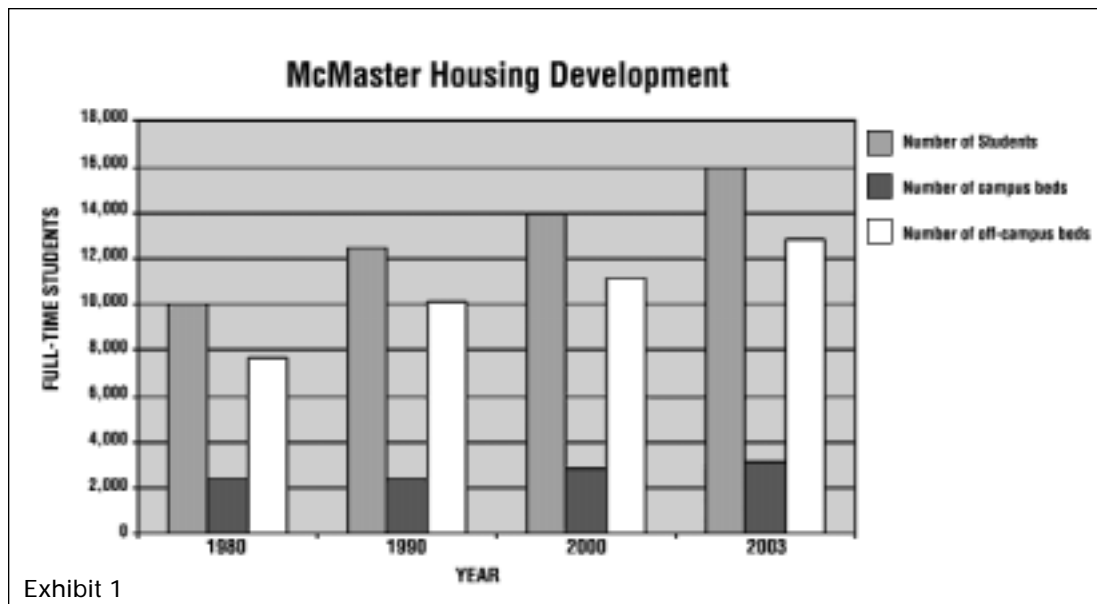
## Where We Can Go From Here

The *Refining Directions* document provides many specifics to support the need for a concrete student-housing plan. "With the number of incoming students increasing and their average age dropping, many students and families expect universities to become students' primary safety net and support" (page 3). Universities have to "be extremely aggressive in marketing themselves; competing for students, staff and faculty" (page 4). The issue of student housing has never been more important; this will be a key marketing tool to attract and keep the best and the brightest as well as maintain and enhance McMaster's international reputation.

The university's intention to increase the number of graduate students and to compete for the scarce pool of top-notch young professors also makes it imperative that the community surrounding McMaster be balanced and vibrant. Many of these desired recruits have or will have young families. The availability of quality housing in a walk-to-work location reduces vehicular traffic and thus the need for parking. A high calibre of family support services, such as libraries and schools, will be essential in attracting and retaining the personnel who are to be the future of the university.

The specifics, which can be addressed within the formal housing process, need to include such topics as the following:

1. A commitment from the university to develop a formal student-housing plan, given its importance as a recruiting tool. Dr. Wood has already acknowledged the need for this, so this ought



to be easy to get started.

2. A target number for on-campus housing. Based on the desire (stated in the *Refining Directions* document) to house all first-year students who want housing as well as at least 500 upper-year students, an initial target of 4,000 beds may be reasonable, a figure well above the current number of 3,308.
3. Coordination of systems to manage the conduct of students in off-campus housing. The current housing system provides controls on campus, and students who live in off-campus apartment buildings have building superintendents or property managers. The current hole in this system is with off-campus student housing in private homes with absentee landlords. The current structure requires any negative conduct to be handled by the city police department and bylaw officers. Adoption of an off-campus code of conduct, as mentioned in the *Refining Directions* draft, would be a way to share this governance. Under the current system, the students who need more control on their behaviour are more attracted to off-campus student housing in private houses with absentee landlords—exactly what is hardest on the fabric of the residential community.
4. Ways to improve and govern expectations with regard to landlords. A joint system between the city and the university would be a good start. The focus needs to be on providing safe and aesthetically pleasing housing: a win-win-win for the university, the city, and the community.

I am sure many other areas could be discussed, but the above would certainly provide a good starting point.

## Summary

Several groups and task forces have worked and are working diligently toward a variety of visions for both the university and community. Student-housing issues are only touched on in some of these committees, but it is hoped that this submission to the Refining Directions committee will persuade all parties involved that this issue deserves a stand-alone task force to consolidate and develop what can be a great success. Success may be hard to measure, but "ultimately we will know because we feel the community atmosphere and speak of the people who compose McMaster and the surrounding community as 'we' and all of our colleagues as 'us'" (modified from *Refining Directions*, page 7).

# How Can We Fix the Problem of Overcrowded, Absentee-Landlord Rental Housing in Ainslie Wood and Westdale?

ROB PAYNE

## Background

Residential communities across Ontario have had to deal with a large influx of rental student housing over the last number of years. University enrolment has continued to soar, and the increased number of students has had to find accommodation outside the university grounds, as on-campus residence space was assigned a low priority when planning capital expenditures.

Some universities have recently attempted to restore some balance to their on-campus and off-campus housing ratios, but the damage to the surrounding residential communities will be more difficult to rectify, with rental demand projected to increase a further 30 per cent over the next 10 years.

The Ainslie Wood and Westdale communities surrounding McMaster University have acted as the university's bedroom, absorbing a large share of the 5,200 new students seeking accommodation since 1980. This has resulted in a hefty increase in rental housing, as the local "for sale" housing inventory quickly became valued by how many students could be wedged into a house zoned for single-family use.

The combination of nonenforceable city bylaws relating to the number of unrelated persons living in a single-family residence, lack of residence space on campus, and opportunistic absentee landlords has created a downward spiral of undesirable consequences for the community. This is making it increasingly difficult to maintain a balance in the neighbourhoods that protects resident homeowners and provides safe, affordable housing for students while preserving a sense of community.

## What Has Been Done to Address This Issue?

Many communities that surround universities have attempted to address the above challenge, with mixed results. Some actions taken that are currently in force can be summarized as follows:

### 1. McMaster University (Hamilton)

Responding to a grassroots initiative by citizens, the City of Hamilton has developed a monster-home bylaw to limit the

size and bulk of residences.

### 2. Waterloo University (Waterloo)

The City of Waterloo developed a lodging-home bylaw, to regulate and license houses where four or more unrelated people are living together. They have also developed within this bylaw a distance restriction to control the density of the number of lodging homes within the surrounding residential community. The city has developed a housing task force to formalize their planning around student-housing needs.

### 3. Brock University (St. Catharines)

The City of St. Catharines has gone through a legal challenge from a landlord in an attempt to uphold the city bylaw that does not allow more than three unrelated people to live in a residential house. They have also formed a task force on student housing, with all stakeholders involved.

### 4. Municipalities with universities

Representatives from St. Catharines, Kitchener, Guelph, North Bay, Sault Ste. Marie, Waterloo, Kingston, Hamilton, and Windsor held a meeting during 2002 to discuss the challenge of accommodating university students within existing low-density neighbourhoods. They have agreed to have a follow-up meeting in 2003.

## The Results

1. The Hamilton initiative has helped to restrict large multi-unit homes from going up in low-density residential areas.
2. Waterloo has been successful in formalizing a system to control rental housing. However, the city has found it difficult to control unlicensed lodging houses. Some students are also against the restrictions around densities, saying that this only encourages more illegal rental units and pushes student off-campus housing away from the university, increasing car traffic.
3. In St. Catharines, the city was willing to fight for their bylaw restricting the number of unrelated persons who can live together in residential housing. However, their court challenge was

defeated, as per section 35(2) of The Planning Act, which restricts the ability of Ontario municipalities to enforce any bylaws that differentiate between related and unrelated persons living together in a household. This makes all bylaws currently developed to regulate the number of unrelated persons living together in a dwelling basically unenforceable.

4. The development of a coalition of municipalities to address these issues is a good step; **Councillor Marvin Caplan** attended a meeting of the coalition in August 2002. The group supported the St. Catharines resolution to amend The Planning Act to repeal section 35(2) and suggested that the 2003 conference of the Association of Municipalities of Ontario include a session on student housing. It is hoped that the coalition will hold a follow-up meeting in Hamilton later this year.

## What Can We Do Now?

### 1. More On-Campus Residence Spaces

The obvious first step is to agree on a target percentage of on-campus residence spaces. The situation at McMaster is such that even a move back to the 25 per cent level of full-time students in on-campus housing (the level in 1980) would mean the addition of approximately 1,000 more student beds.

Waterloo's Task Force on Student Housing has recommended a target of 30 per cent on-campus housing. Their surveys have shown that 35 per cent of full-time students want to live on campus, and growth of on-campus residences to meet this demand would go a long way to reducing traffic and parking on campus. The basic idea of replacing surface parking with on-campus residences seems a good strategy, and one that needs to be given much higher priority within the McMaster community.

### 2. Municipalities with Universities Continue Action to Repeal or Modify Section 35(2) of The Planning Act

All stakeholders need to provide support and encouragement for this type of action, as without some modification in this area it will be very difficult for



municipalities to have any control over unsafe, overcrowded student rental homes in low-density residential districts.

### 3. Revise Bylaws

More efforts can be made at the local level to find a way to reword current bylaws with regard to illegal lodging homes, to allow the bylaws to be more enforceable.

### 4. Explore Any Further Remedies with Regard to Bill 111, Section 433, Closing Public Nuisances

The St. Catharines Association of Concerned Citizens presented their case to the Legislative Assembly of Ontario in 2001, with regard to clarifying whether Section 433, closing public nuisances, can give municipalities the power to govern certain aspects of illegal rooming houses.

Section 433 outlines such nuisance areas as: trespassing on property; an increase in garbage, noise, or traffic; an increase in harassment or intimidation. These all seem ripe for review.

### 5. Review Provisions of the Fire and Electrical Codes

These provisions have allowed some municipalities to attempt to provide safer accommodations for student renters.

### 6. Continue Current Activities

To address the currently unregulated situation, various groups are working on active bylaw enforcement, policing, graffiti abatement, traffic planning, encouraging more intensive private development in commercial areas, as well as increasing dialogue with the university, students, city staff, and politicians. All these

actions are having a positive impact on restoring balance to the community.

## Summary

McMaster University's Master Campus Plan, the Ainslie Wood/Westdale Secondary Plan, and the City of Hamilton Vision 2020 document all refer to the need to maintain "balanced" communities as a way to promote vibrant residential areas. This concept is also supported by the AWWCA.

This overall agreement on the desired structure for the residential community surrounding McMaster is a good start, as it should provide strong, unified support with regard to any actions that move us closer to our goal.

Students deserve to live in safe, affordable housing, easily accessible to campus. Additional on-campus housing that meets students' requirements, combined with a formalized system for rental housing off campus, could meet the needs of students. This type of system will also address many of the negative consequences of too many overcrowded absentee-landlord rental homes in our community.

Our city and McMaster University must take a strong leadership position on this issue to meet their stated goals with regard to a "balanced community." We believe this growing problem can be fixed, but the AWWCA needs to do its utmost to ensure that this important area is given high priority by the university and the city. It's time for them to "walk the walk" and "talk the talk."

# What Can You Do If a House Near You Is for Sale?

MALCOLM J. A. HORSNELL

When we see a For Sale sign in our community, it often causes us to worry, because the house could end up in the hands of an absentee landlord. This might have a negative impact on our block and surrounding blocks regarding noise, badly maintained property, too many people crammed into a single-family residence, and bylaws ignored. If a property in your immediate vicinity comes onto the market, why not consider the following?

Buy the house yourself. If you are in a financial position to do this, talk to the present owners about a private sale to you. If they won't do this, you can still put in a bid to buy it. You can then control the house, with a view to reselling it or renting it to a family. You may be able to resell it privately to a family you know. Incoming faculty, visiting professors, and staff at McMaster University need housing. It's a potential win-win situation for you and the sellers: you control your living environment, and the sellers save real-estate fees of up to 6 per cent. Also, they avoid the time-consuming process of putting their house

on the market.

The argument could be made that only by putting the house up for sale with an agent on the open market will the seller get the best price. This overlooks the fact that up to 6 per cent will be paid as commission to the real-estate agent. On a \$200,000 house, 6 per cent is \$12,000. If the private sale nets \$12,000 less (i.e., \$188,000), things are even. The seller has lost nothing and has in fact received the equivalent of the best price. You could consider offering \$190,000 so that the seller receives more than the best price on the open market. This way you can control who lives in the house, and you can rent it to a family or resell it any time you like. And if you eventually resell the house, you can control to whom it is sold. I know someone who did this very thing, with a positive outcome for all.

Are you in a financial position to buy your neighbour's house?

1. Do you have enough money already saved for a down payment? If yes, you



can likely afford to buy the house.

2. Have you paid off a good portion of your present home? If yes, you can likely get a loan for a down payment from a bank using your present home as collateral.

The above should not be taken as a recommendation that you or anyone in particular can and should buy a house. If you are interested in controlling your living environment by pursuing this option, you need to see your financial advisor and your lawyer for professional advice.

It Will Be

VERY  
big!

On July 10 **Liz Millar** and **Phyllis Tresidder** viewed the site plans at City Hall for Fortino's proposed store on Main Street West. Fortino's plans to spend \$750,000 on site improvements—the most they have spent on any store to date. Liz and Phyllis were impressed by Fortino's commitment to greening the site. They plan to plant 25-foot locust trees of significant calliper and lots of shrubs and to install grassy berms.



The upgraded cycle path through the site will be an attractive addition to our neighbourhood. Phyllis reported that based on a discussion, Fortino's agreed to install bicycle storage racks to accommodate our community's specific needs.

When reviewing the drawings, Phyllis noted that the walkway was not continuous from Main Street West into the store. It was therefore decided to improve the pedestrian access to make it safer.

Liz expressed a desire for ongoing communication with Fortino's management so that we can monitor the impact of traffic and shopping-cart security. **Councillor Caplan** mentioned that traffic counts are now being done and will continue. Traffic calming will be implemented based on the results.

The Main Street West store will be 92,000 square feet, comparable in size to the one at Eastgate Mall. (Fortino's in Ancaster is 60,000 square feet.) The plan is to open in the summer of 2004.

## Community Economic Development for the Ainslie Wood and Westdale Neighbourhoods

BRIAN MCHATTIE

After almost three years' experience with the new City of Hamilton, it is instructive to consider whether the megacity concept is working for the Ainslie Wood and Westdale neighbourhoods, and how this approach compares to ideas grounded in community economic development and participatory democracy.

A review of the City of Hamilton's 2002 Economic Development Review reveals an optimistic story of a diversified, growing economy in our beloved city. There is no doubt that city council has been busy promoting Hamilton as "open for business." At first glance, Hamilton's approach to economic development appears insightful, but several key factors do not appear to be addressed.

First, the city appears to fall short on following our very own Vision 2020, the concept of achieving sustainability through simultaneously meeting social, environmental, and economic goals. The key point here is that projects that promote only economic benefits, at the expense of the environment and sustainability of communities, are problematic.

Second, in step with the size of the new city, Hamilton appears bent on pursuing continued expansions of the urban boundary to the south, including Meadowlands East and around the airport, and megaprojects, such as the proposed Red Hill Expressway. These projects are expensive, draw a substantial portion of the city budget, and often require city borrowing, resulting in a drag on the municipal budget through higher debt charges and the possibility of higher municipal taxes.

How does this "bigger is better" approach affect AWWCA members? In following the mega-approach, Hamilton council approved Fortino's "big box" store to be built on Main Street West against the wishes of the Westdale Business Improvement Area and the AWWCA. With artificially low development charges, city spending on sprawl through building new roads and extending water and sewer pipes southward means rising property taxes and less money invested in the Ainslie Wood and Westdale neighbourhoods.

I suggest that it is time to investigate the use of a new approach, known as community economic development (CED). According to the Canadian CED Network, "CED is a planned, community-controlled process of social change by which communities, in particular, disempowered ones, acquire, through new institutions, the control over the economic resources that they need to ensure individual and collective fulfillment. . . . CED considers the overall development of a community, by and for all of the members of that same community, as a way of simultaneously achieving social and economic objectives and addressing socio-economic inequalities."

In practical terms for the Ainslie Wood and Westdale neighbourhoods, this could perhaps mean greater investment in the Westdale BIA, supporting and networking home offices, and subsidizing the building of new student residences on Main Street West and on campus. This approach also requires greater community control of the local democratic process. This could occur through the election of a community council with clear responsibilities (i.e., not just an advisory role) and the introduction of participatory budgeting, as has been done in Port Alegre, Brazil, where neighbourhoods are given a particular percentage of the budget to allocate as they see fit.

Clearly, these ideas need further investigation and scrutiny. To this end, I am proposing a workshop, tentatively slated for this October, to investigate a CED model for the Ainslie Wood and Westdale neighbourhoods. University of Guelph professor **David Douglas**, author of *Community Economic Development in Canada* (and my past MSc. supervisor), has expressed interest in being involved. If you are interested in this subject, please contact me at 905-540-1094 or at [mchattie@interlynx.net](mailto:mchattie@interlynx.net).

*Brian McHattie is a Friend of the AWWCA.*

# AWWCA Acknowledged in New Mediation Process

In May, city council approved a report called Public Participation and Mediation in the Planning Approval Process, prepared by **Tim McCabe**.

The report requests "that council adopt the following new policy with respect to procedures for improved communication and involvement by the public relative to applications for Official Plan Amendments, Re-zonings and new Plans of Subdivision: That immediately following receipt of a complete application, notice of the application be mailed to all property owners within 120 metres of the subject property, other departments/agencies, as well as the ward councillor and 'Neighbourhood Associations' or Business Improvement Area Associations representing the area or immediately adjacent areas."

On May 28 **Councillor Marvin Caplan** said that "MATRIC [McMaster Area Task Force Report Implementation Committee] originally requested this, and the AWWCA has also made similar requests. In fact **Liz Millar** was referenced in Tim McCabe's report. I thanked staff at both the Hearings Committee and raised the issue again tonight and thanked not only staff but also made my appreciation known for the origins in the community."

You can find the complete document at: <http://www.hamilton.ca/Clerk/agendas-minutes/committee-of-the-whole/2003/default.asp>. Click on the May 20 agenda, and look for Report PD03105 under Point 5.2 under presentations.

## THANK YOU Block Representatives

A note of thanks to block and area representatives who delivered the spring newsletter between April 3 and 6 in treacherous, icy conditions. As we made deliveries, we noted with dismay unshoveled sidewalks and front walkways on many properties.



## Planning Our Community

### *Update on the Ainslie Wood Westdale Secondary and Master Plans*

VANESSA GRUPE

Recent steps in the Ainslie Wood Westdale Secondary Plan, transportation master plan, and infrastructure master plan:

- On May 21 about 50 people attended a second public information centre to hear alternative options and their evaluation.
- Approximately 20 submissions from the public were received up to June 3, many addressing traffic matters, such as road classification and traffic calming.
- Meetings were held in early July with groups of residents and staff to discuss specific areas of concern, including traffic-calming proposals.

The draft transportation and infrastructure master plans underwent final review by city departments and agencies, as well as by ASPECT (Ainslie Wood Westdale Secondary Plan Executive Committee and Team) in August. Final plans will be forwarded to the hearings subcommittee and council for approval in late October. There will be a notice of completion and a 30-day review period under the class-environmental-assessment process.

At the ASPECT meeting June 18, it was proposed that the secondary-plan review be expanded to look in greater depth at matters outside the study's scope. The issues of major concern to residents include student housing, university-community relations, parking enforcement and related bylaws, and communication among stakeholders. Small working groups and teams are being formed to address these issues in detail. A community strategy will be developed based on this work, which will influence portions of the secondary plan.

Recommendations of the prior MATRIC (McMaster Area Task Force Report Implementation Committee) have been reviewed and their status updated, as input to the review of student housing and related matters.

The publication of notice for the transportation and infrastructure master plans will be done later in 2003 or may be deferred until the secondary plan and the review of related issues are complete. Completion is now anticipated by late winter or early spring of 2004, in order to provide time for the detailed review of student housing and other priority matters. A further public meeting will be held in early 2004 to enable input into the proposed secondary plan and community strategy.

The project Web site, launched on May 26, is being updated regularly to include materials from the public meetings and the most current proposals:

<<http://www.hamilton.ca/Planning-and-Development/long-range/strategic-planning/default.asp>>

Meetings of ASPECT have continued during the spring and summer. Staff would especially like to thank the members of ASPECT (including AWWCA board members **Phyllis Tresidder** and **Michael Bordin**) for their involvement with the study over the past year, including the time they have dedicated to attending many meetings, reviewing materials, and providing valuable input regarding recommendations.

All citizens are invited to attend and participate in discussion at the monthly ASPECT meetings. You may also request meeting notices and minutes. Meetings are generally held on the first Thursday of the month from 6:30 to 8:30 p.m. in Room 219, Hamilton City Hall (dates subject to change). Additional citizens are being invited to join ASPECT to assist with the review of priority issues.

For information, to provide comments, and to confirm location as well as times of meetings, please contact me at 905-546-2424, extension 1263, or e-mail [vgrupe@hamilton.ca](mailto:vgrupe@hamilton.ca).

*Vanessa Grupe is a senior planner in the planning and development department, in long-range planning and design, and the project manager for the Ainslie Wood Westdale Secondary Plan.*

## Westdale Village Policing Centre

BETTY BECHTEL

This year, we are looking forward to the Westdale Village Policing Centre opening to assist community members, including students. Beat officers will find it more convenient for writing reports. P.C. Jack Vander Pol, Kate MacDonald of the MSU, and Shelagh Snider of the Westdale Business Improvement Area have been key planners in this undertaking. The policing centre will be located above The Picture Frame, with arrangements for those who are unable to climb stairs. The Hamilton Police Service, the MSU, McMaster University (Student Affairs), and Columbia College are the main financial supporters of the centre. We hope that others will become supporters as its success resonates through the community.



Betty Bechtel wearing the T-shirt given to her by the Student Walk Home Attendant Team to thank her for supporting their efforts Photo: Janet Woodward

# Policing Strategies for Fall 2003 and the Double Cohort

BETTY BECHTEL

In the past, the Hamilton Police Service developed extensive plans for the increase in difficulties each spring and fall in the Ainslie Wood and Westdale communities. On April 11 P.C. Jack Vander Pol, city licensing and standards coordinator Judy Downey, and I were interviewed by CHTV, CHML, and Channel 14 regarding community difficulties. I emphasized that difficulties have decreased, as noted by the reduced number of keg parties, and said most students are delightful, but unfortunately a small percentage cause problems.

This year, with the double cohort, there will be increased numbers of university students in our communities. Many will be underage. Community members are understandably concerned. The majority of students are law-abiding and considerate of their neighbours, but past unpleasant experiences with a minority of students have led to increased police and bylaw planning.

### Police Operational Plan

Superintendent Mike Shea wrote about the term-end planning: "The end of the year is traditionally a time of great stress to the full-time residents of Ainslie Wood and Westdale and, if not planned for, there will be a major negative impact on the quality of life enjoyed by the community. Noisy parties, public drunkenness, bar disturbances and vandalism always show a significant increase. It must be clearly understood that the residents of Ainslie Wood and Westdale yearly await this time with trepidation and have little patience for unruly behaviour. They have clear expectations and monitor the response of police service to student behaviour. It has been proven in past years that high visibility and strict enforcement by the police [are] successful and well received by the residents of Ainslie Wood and Westdale. The key is consistency by all four squads in responding to problems."

Similar planning will be in place for this fall, based on successful responses during the last four years. The plan includes HEAT (High Enforcement Action Team) officers providing support as required, a zero-tolerance policy for all noise, liquor, and criminal offences, with appropriate charges laid, extra police support, and a wagon for patrol and bar checks, on and off campus. An officer will make contact daily with

McMaster Security Service regarding expected crowds in the campus pub, Quarters (with 840 seats the largest licensed premises in Hamilton). In addition, the city will have bylaw-enforcement officers working evenings and in conjunction with police in answering noise complaints.

P.C. Vander Pol, in addition to his duties as high-school-liaison officer, keeps in contact with McMaster's administration, McMaster security, and the McMaster Students' Union (MSU). He and officers in our beat are in regular contact with people in the AWWCA community and the Westdale Business Improvement Area. Education and communication are key elements in police plans. Police articles are placed in the students' handbook and *The Silhouette*, read over McMaster's radio station, and delivered through the internal e-mail system. The message is: "Enjoy yourselves at university, abide by the laws, and be considerate of your neighbours."

Hamilton police work closely with Doug Rose, manager of standards and licensing, Judy Downey, and bylaw officers. Noise complaints are sent to the police number and are simultaneously received by bylaw officers, who contact police by cell phone. Police often drive to the address of concern to monitor the situation. Police and bylaw officers keep a list of challenging houses. Jack Vander Pol reports that, because of the double cohort, students held onto their rental houses during the summer and used them for weekend parties.

Councillor Marvin Caplan has planning and assessment meetings with the police, McMaster administration and security, the MSU, the community, and the city's bylaw officers.

### McMaster's Plans

The university had a Welcome Week planning session in August attended by police, bylaw officers, students, and community members. McMaster security and Beat 691 officers work closely together. This year, as they did last year, the MSU plans nonalcoholic events on campus, since many first-year students are underage. Last year, 50 per cent of first-year students were underage. We salute the MSU's change of format and venue, and we hope that the aftermath of the pyjama parade will have fewer difficulties than it did a year ago.

## Are You Tired of Answering the Phone?

The Hamilton Police Service's (HPS) Communication Centre is a vital part of police service and also answers 911 calls for the city. Fire and emergency calls are transferred to those agencies.

In the year 2002, the following calls were handled by HPS call takers:

911 emergency phone calls	170,991
Non-emergency calls	254,537
Subtotal	425,528
Calls made by call takers to assist beat officers	152,446
Total	577,974

Officers responded to 81,034 calls in 2002. Because call takers dealt with many calls, they eliminated the need for a police officer to respond when not needed.

*Our thanks to Staff Sgt. Jamie Anderson, Communications Branch, for this information and to the call takers who handle our calls.*

## A Refreshing Resolution

SERGEANT ALAN SMETHURST

On February 2, during the early morning hours, a group of disorderly and loud males moved through the residential area just east of the McMaster University campus. They were yelling, kicking garbage cans and mailboxes, and engaging in typical disruptive behaviour. As usual, alcohol was a factor.

Several neighbours called the police to complain. **Officer Al Schultz** responded and found the group had left the area of complaint. He continued to expand his area of search until he came across a small number of young men talking on the street. He stopped and spoke with them, and it came out that they were members of the McMaster Varsity Swim Team, and they had just won an important championship.

The group finally admitted that they had been part of the unruly group neighbours had complained about. Officer Schultz cautioned them regarding their actions and sent them home. He later met with me, and I suggested that he meet with the director of athletics at the university and bring the matter to his attention.

Officer Schultz recently advised me of how the matter was concluded. He had a meeting with the athletics director, the varsity swim coach, and members of the varsity swim team. As a result of that meeting, the swim team agreed to participate as a group in a cleanup of Cootes Paradise in March and to send affected residents a letter of apology prepared by the swim-team captain. I have attached a copy of that letter.

It was a good job by Officer Schultz for putting some extra effort into his investigation, and also a "responsible resolution" by the university and the student athletes.

Following is the letter from **Kipp Kaufmanan**, Men's Swim Team Captain, McMaster University:

*Dear Resident,*

*On the night of February 2, 2003, the McMaster Men's Swim Team secured an OUA Championship. After celebrating our victory we acted in a manner that was not reflective of the values of McMaster University, the Department of Athletics and Recreation, or the swim team. We take full responsibility for disrupting the peace of the community and regret our actions.*

*We would like to take this opportunity to apologize to all residents of the area for our behaviour and assure you that this will not occur again. We will be doing a cleanup of Cootes Paradise in March to give back to the community.*

*As proud students and residents of the community we thank you for time and support.*

*Sincerely*

*Kipp Kaufmanan*

The AWWCA thanks Sgt. Alan Smethurst and P.C. Alan Schultz for this refreshing solution to an on-going difficulty.

## A BIG THANK-YOU!

BETTY BECHTEL

Thanks to **Superintendent Mike Shea** for his continued support and personal interest in our community. Special thanks to him for arranging for the AWWCA to receive statistics about police-handled difficulties related to local bars. This was a huge boost in our ongoing battle to prevent more licensed seats in the west end. **Sergeant Al Smethurst** initiated and supervises "community policing" (a first in Canada) in our area. **Sergeant Jim Adam** supervises the Community Response Unit and assisted us with statistics about local bar incidents. He encouraged us by volunteering to attend an Alcohol and Gaming Commission hearing July 3 regarding an application for a licensed establishment in Westdale Village. **P.C. Jack Vander Pol** goes well beyond the call of duty in helping our community, and our Beat 691 officers, **Police Constables Emery, Feser, Lukosius, and Schultz**, and bylaw officers **Doug Rose** and **Judy Downey** have demonstrated resourceful ways of handling community challenges. Doug recently passed the AWWCA's newsletter to staff at Waterloo City Hall who were working on student-housing bylaws.

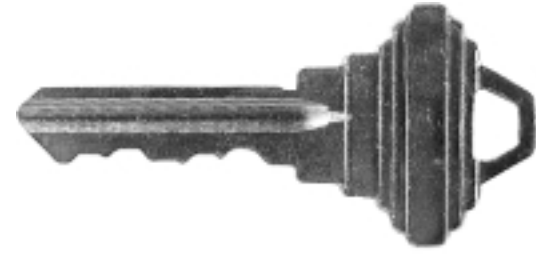
## Risking Their Lives

BETTY BECHTEL

We would like to pay tribute to officers who have recently been injured on the job and have risked their lives on our behalf. In the early morning hours of June 23, **Sgt. Alan Smethurst** twice went into a burning house in the Cannon Street area to rescue occupants. They owe their lives to him. A suspected arsonist was taken into police custody at the scene. In the spring, **P.C. Bryan Powell** tried to remove the ignition keys from a car whose driver was not in condition to drive. Bryan was dragged a few feet when the man made a getaway. Bryan was back on duty the next day and made light of his injuries when I talked to him. We thank them for their service to the people of Hamilton.



# Security Update



BETTY BECHTEL, POLICE LIAISON, AWWCA

The following incidents characterize the difficulties long-time residents, police, and bylaw officers encounter in the AWWCA area. I am impressed with the resourcefulness of beat and bylaw officers in handling problems in our area. The number of incidents reported to me was down from last year. While the majority of young people are law-abiding and respectful, a minority make life unpleasant for both fellow students and permanent residents. It has been said to us that only 5 per cent of the students are a problem.

**Judy Downey**, coordinator of standards and licensing, reported that from April 26 to May 1, 16 charges were laid, saying, "I am encouraged because we didn't have to go back to the same houses we laid charges at last fall; they're getting the message. All had been warned ahead of time but during the blitz it was zero tolerance."

## Forsyth South

In early spring a homeowner saw students on Forsyth placing a For Sale sign on his property. The homeowner removed the sign and returned it to the students, who screamed abuse. One put his arm aggressively around the homeowner's shoulders, menacingly glaring into his face and making derogatory personal remarks. The students confirmed that they had thrown hamburgers at the homeowner's house in the past and said, "Next time we'll throw the sign through your big window!" The homeowner was quite shaken up by this and called the police. This homeowner's house has been repeatedly vandalized with eggs, hamburgers, and debris. These students mistakenly believed that the homeowner was reporting cars parked illegally on the lawn of their rental property. In fact, another neighbour was responsible. Elderly women living in the vicinity reported that these students had taiglated them, honked their horn, and given them the "finger."

## Forsyth South

An Arnold Street resident reported in May that she was kept awake most of the night because of a keg party on Forsyth. "Dozens of partygoers peed on the lawns and street, howled in the night and again at 4:58 a.m." Several neighbours called the police. According to **Sgt. Al Smethurst**, "Officers visited the home early in the evening and warned them about proceeding with a party. Officers, along with bylaw officers, responded shortly after midnight and broke up the party. Two occupants were charged under the noise bylaw. Several liquor charges were laid in relation to drinking on the street. This was a very large party and police and bylaw laid appropriate charges, enforcing our zero tolerance policy." Some hours later, Sgt. Smethurst said: "I attended this address during the late morning hours of Sunday and woke up the occupants. They were all brought out and spoken to. They had just taken possession of the house and are only

"...awakened at midnight by many people yelling, hooting, hollering and swearing and by cars screeching"

using it on the weekends until school starts. I advised them that if they wished to go to war with the neighbours, it would only be fair if I explained the rules of engagement. I read them the riot act and

explained that the charges laid last night would only be the beginning if they continued having large parties. This group seemed younger than the ones we usually run into. Hopefully they got the message." Neighbours were grateful that Sgt. Smethurst took time from his busy schedule to report to them his discussions with the offenders. For a brief time, neighbours reported that they were sleeping with their windows open for the first time in years! But since July 1, the same group has

entertained neighbours with fireworks and on July 5 with three major explosions (note: Forsyth is beside the hospital). It would appear that the war is not yet over.

**Forsyth South, King West, Sterling, Cline South, Dalewood South, Whitton, Sanders, Leland, Hollywood North, Thorndale North, and the Westdale BIA** continue to be plagued with difficulties from late-night bar patrons and keg parties. Residents in the Sterling and King area frequently report being "awakened at midnight by many people yelling, hooting, hollering and swearing and by cars screeching, followed by a lot of garbage and mess along Sterling the next morning." Many residents complain of litter along streets and of egg- and tomato-throwing vandalism. Police are aware of these areas.

## Arkell Street

A long-term resident's home has rental houses on both sides as well as behind it and across the street. She reported that on March 17 there was a huge party on Arkell Street. "People were flooding into the backyard during the evening." She called police and bylaw, who recommended back-up because of the large numbers. A police car and van arrived with three officers and broke up the party. One student neighbour noted that there were 12 kegs at the party. Another neighbour reported that "there were so many people leaving the party that it looked like a crowd leaving a sports stadium."

## Dalewood Crescent

A rental house has been an ongoing challenge to the neighbours. In fact, the son of one resident wrote an article for *The Hamilton Spectator*, saying that hearing his mother in tears was the last straw. "The raucous renters and absentee landlord have been a thorn in our neighbourhood for years . . . police were called because intoxicated youth were spilling into other residents' back yards and onto the streets. One bright young mind even decided he was going to challenge six police officers to a fist fight . . . the glares and negativity got worse. Our house was pelted with eggs



Soupee leader Nicola Hodson sitting on the replacement box after the theft  
Photo: Janet Woodward

then go to the pubs, make noise coming home, go inside their houses, probably drinking more, and then come outside to play ball from 3 to 5 a.m." Police laid charges at this address.

### Churchill Park

In early July, the large wooden box belonging to the "Soupee" program run by Hamilton's Parks and Recreation Department was stolen. Playlot Soupee leader **Nicola Hodson** said: The box was chained to a tree in Churchill Park and was filled with children's play equipment." According to a child who regularly attends the Soupee program, this is not the first time the children have lost their play equipment; she said the box was broken into twice last year. The box was replaced.

On the evening of July 6, a bench, right next to a tree, was set on fire. Residents were unable to put the fire out because the bench is made from

recycled plastic, and water from their watering cans wasn't powerful enough. The fire department was called. After the flames were extinguished, the chief told the residents that he believed the bench was lit using lighter fluid or by holding a lighter to the bench for a long time.

... a regular occurrence." These young people mistakenly believed the son's parents had been reporting their noisy parties. The son met with them and reminded them that they were visitors to the area and role models for the younger children living on the street. **P.C. Jack Vander Pol** was concerned and visited the residents and renters on this street. **Judy Downey** was also concerned and offered to meet with the residents.

### Haddon South

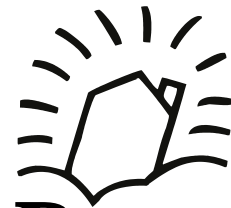
Neighbours reported that "about 50 cars were parked on both sides of our street, half of them illegally. Males and females were observed urinating on lawns, and females used the gas metre for a toilet. Young people were seen walking along the street drinking from plastic cups typically seen at keg parties. The police broke up the party. Trash was everywhere the next day."

### Ward Avenue

A resident who is a World War II veteran reported: "Partygoers were sitting on top of the porch and chimney, drinking, smoking pot, and playing guitar. Both females and males were vomiting. Some played football in the street, hitting neighbours' houses. They drink before they go to the pubs,

## HELPFUL HINT

Police advise residents to keep their outside lights on all night. This may reduce incidents of vandalism, as vandals usually work under the cloak of darkness.



# Because we care



Firefighters extinguish the bench fire

Photo: Janet Woodward

# PROPERTY STANDARDS

## What a Mess!

This house on Sanders Boulevard was sold as a family home. Shortly after, it became a student rental. One of the tenants contacted the AWWCA and his ward councillor for help, explaining that "a number of complaints have been lodged against the outside conditions of the residence and I am writing to you to explain the frustration that we, the six tenants, have with our landlord, who is not maintaining the premises. We find the conditions of the lawn very humiliating to us as members of



An open invitation on Sanders Boulevard the community and neighbourhood." A resident homeowner in the area took photos of the property and noted, "The door is ripped off and has been that way for months, an open invitation to vandals. The students have been trying to get in touch

# Dump and Run, or Just for the Dump

LOREEN JEROME



Garbage at rental property on Haddon Avenue South

Photo: Loreen Jerome

This was the state a rental property was left in after the occupants moved out in the spring. I spoke with **Judy Downey**, coordinator of standards and licensing, a few days earlier. She agreed to contact the landlord about cleaning up the property. The landlord arrived on May 1 and proceeded to fill over 30 green garbage bags with the contents left in the house and placed them on the front lawn for city pickup. More large items were placed on the Dump and Run pile already started by the students. The Dump and Run initiative was to be used for serviceable items, not useless junk. Residents had to view this mess for approximately 10 days. Who would believe that this pile of junk and garbage came from a one-storey bungalow? It houses two students on the first floor and three in the basement, not counting overnight and weekend guests.

As a taxpayer, with a voluntary limit of three bags of garbage a week, I believe it is very unfair that we foot the bill for extra-large loads of garbage. I implore councillors to start charging landlords for large garbage pickups. Perhaps then we might have some money to finance a sweeper on our street once in awhile.

with the owner about the door, the weeds, and an indoor plumbing problem. They have been unsuccessful. The students would have been willing to do the lawn, but the owner came two months ago and removed the mower." The neighbours contacted the appropriate people: property standards, our councillor, and the students themselves, and the city moved quite quickly and did the work. Since then, the owner has been mowing the lawn regularly.



It would make a good cow pasture!



## New Property-Standards Bylaws Passed

On May 14 the new Property Standards Bylaws and Backyard Bylaws were passed by council. Several AWWCA members made suggestions, some of which were incorporated into the new bylaws. The report and bylaws can be found at:

<http://www.hamilton.ca/clerk/agendas-minutes/committee-of-the-whole/2003/May06/PD03107.pdf>.

# Get It Gone!

On June 3 representatives from the planning and development department met with members of the public at City Hall to receive input on a proposed bylaw to prevent unsightly property by prohibiting the placement of graffiti and requiring that surfaces be cleaned of graffiti. We were advised on July 17 by City Hall that the bylaws are being reviewed and revised.

**Liz Millar** attended the public meeting and submitted the following letter on behalf of the AWWCA:

*"The AinslieWood/Westdale Community Association of Resident Homeowners Inc. has been involved in the question of graffiti control for some time. I attended an information-sharing night of the Graffiti Abatement Project of Hamilton and the Hamilton Safe Communities Coalition on September 26, 2001. It was held at the Central Police Station and was attended by about 150 citizens, including representatives of other neighbourhood associations and Neighbourhood Watch groups. On April 10, 2002, a meeting was held at the Westdale Library to discuss graffiti and other vandalism in our area and to draw up recommendations.*

*We want to reiterate that the public and the business community want to see graffiti removed within 24 hours. If allowed to remain, graffiti is a sign of neglect that invites more vandalism (and uninvited graffiti is vandalism).*

*Much effort has been put into finding ways to deal with the problem of graffiti. Suggestions include not just penalties but prevention, including providing more recreational opportunities for young people, including a legitimate place where young people can do public art and even graffiti.*

*Targets of graffiti may need help in dealing with its removal, especially if they are not members of a Business Improvement Area. Canada Post provides phone numbers (905-521-6571 or 1-800-267-1177) for reporting graffiti on their mailboxes and will remove it within 24 hours of being notified. City Connections could publicize the appropriate phone number for reporting graffiti on road signs and other municipal property.*

*We urge the city to consolidate what has been learned and maintain the momentum in dealing with the defacement of private property and our public space."*



## Graffiti WEB SITES

[New York City Mayor's Anti-Graffiti Task Force](http://www.nyc.gov/html/nograffiti/home.html)

[www.nyc.gov/html/nograffiti/home.html](http://www.nyc.gov/html/nograffiti/home.html)

[Graffiti Task Force](http://www.downtown Eugene.com/news/graffiti/html)

[www.downtown Eugene.com/news/graffiti/html](http://www.downtown Eugene.com/news/graffiti/html)

[Anti-Graffiti Strategy for the Vancouver Police Department](http://www.city.vancouver.bc.ca/ctyclerk/cclerk/020425/csb3.html)

[www.city.vancouver.bc.ca/ctyclerk/cclerk/020425/csb3.html](http://www.city.vancouver.bc.ca/ctyclerk/cclerk/020425/csb3.html)

[www.gtf.kamloops.net/index.html](http://www.gtf.kamloops.net/index.html)

# members' CORNER

## Fond Farewells

Over the past two years, as AWWCA vice president, **Gabrielle DiFrancesco** gave us valuable assistance by helping us focus on priorities and by making powerful public presentations on behalf of the AWWCA. Her expertise in conducting meetings was invaluable. Gabrielle moved to Ward 2 in July. Her enthusiastic presence will be missed, but we wish her well.

**Ann Mohide** provided helpful support and guidance to the board over the past year in a number of ways. Her experience and keen observations gave us new insights into our work. She and her husband have moved out of the community in preparation for retirement. We sadly say farewell and wish them all the best in their new home.

From the earliest days of the AWWCA, **Bob Savelli** has been a driving force in the Ainslie Wood West area. As an area representative, he recruited dozens of members and block representatives. In his recent letter to the AWWCA board, he said:

*"I have enjoyed the work of the past five years with the AWWCA. The people one meets and works with are outstanding, and the agenda is interesting and valuable. After 45 years on Carwyn Crescent, Nancy and I are moving to a condominium at St. Joseph's Estates in Dundas. We are very pleased that we sold our house to a family who has their roots in the community. Their three children attend Prince Philip School.*

*Neighbourhoods are places where people care about others, where neighbours take care of their own dwellings and support the important area institutions for everyone's benefit. I praise and commend the public service of the board of the AWWCA; it stands as an example of talented people giving of their time, skills, and efforts to their community. I salute their dedication; West Hamilton is richer and better for their foresight and vision."*

Bob, we thank you for your dedication and excellent community service. We miss you.

## IT'S OUR 5TH ANNIVERSARY MEETING AND YOU'RE INVITED

- WHY? To learn more about neighbourhood issues. All candidates for the municipal election have been invited to speak and answer questions.
- WHEN? Tuesday, September 23, 2003
- TIME? 6 p.m. Meet with police and bylaw officers  
7 p.m. Annual General Meeting call to order
- WHERE? Dalewood School Auditorium, 1150 Main Street West.

## 2003 AWWCA Elections

This is our election year, and the board of directors of your association needs nominations to fill several positions. Two members in good standing of the AWWCA are required to nominate a candidate. Any paid-up member may stand for election to one of the following offices of the association: president, first vice-president, second vice-president, treasurer, recording secretary, membership secretary, corresponding secretary, or director (maximum of 5).

- All nominations must be signed and received by Loreen Jerome, the nominations officer, no later than September 16.
- Nominations may be mailed to or dropped off at the AWWCA's box at 1063 King Street West, Suite 221, Hamilton, Ontario L8S 4S3.
- Please call Loreen Jerome at 905-525-7386 or e-mail [loreen.jerome@sympatico.ca](mailto:loreen.jerome@sympatico.ca) if you do not have a nomination form and would like one.

## T I M E F O R F U N !

AWWCA President **Liz Millar** reports: "At the May 31 annual general meeting of the Federation of Urban Neighbourhoods (Ontario) (FUN), of which the AWWCA is a member, we discussed at great length student-housing concerns. FUN is in the process of finalizing a discussion paper called Housing Issues in Municipalities with Populations of Less than 750,000 that Contain Institutions for Post-secondary Education. The AWWCA continues to work on finding concrete solutions with all stakeholders with the goal of achieving true quality of life and balance in our neighbourhoods.

Other major concerns discussed by FUN include the pressing need to review the powers of the Ontario Municipal Board (OMB) and the increasing costs faced by the average citizen when presenting appeals. On July 8, FUN wrote to Premier Ernie Eves:

*We would like to refer to our letter dated June 15, 2002, concerning the Ontario Municipal Board. We wrote to you regarding a resolution passed at our General Meeting, requesting that your government conduct a review of the powers and responsibilities of the OMB and institute reforms as soon as possible and, failing achieving reforms, that the OMB be abolished.*

*In your reply last year, you stated that you had passed our letter on to the Minister responsible for the OMB. Since then we have heard nothing from the Minister and nothing more from your*

*office and we are very concerned that in spite of the passing of resolutions by numerous cities and municipalities, nothing has been done by your Government to start the process of overhauling the OMB.*

*In view of the fact that there will probably be an election in the next year, we respectfully request that this OMB review be started very soon. The Liberal Party of Canada has issued a statement supporting reform of the OMB in several areas and we find this encouraging. We understand that the New Democrats are considering options in this regard as well.*

*At our recent Annual General Meeting, held on May 31, the Executive Committee of the Federation of Urban Neighbourhoods was directed to communicate these concerns to you and to request you to state the Conservative Party's position on the status of the OMB for the record.*

*The decisions of the OMB affect the lives of ordinary Ontarians in numerous ways on a daily basis. The issues of bias in decision-making and the extraordinary expense involved in every hearing are but two of the many ways these effects are felt by citizens of this Province. There is also a growing trend for developers to ask the Board to award costs against Community Associations (once rare, this is now commonplace; the costs, once minimal, are now significant). . . .*

*We look forward to hearing from you as soon as possible.*

# Building a Strong Foundation

## Mayor Wade Thanks AWWCA Board Members for Their Participation

The City of Hamilton's Building a Strong Foundation program directs a review of Vision 2020, GRIDS (Growth Related Integrated Development System), and the city's new official plan. AWWCA President **Liz Millar** and board member **Phyllis Tresidder** represented the AWWCA at the stakeholder symposium on April 28. On May 27 Liz co-hosted one of the community workshops at Dalewood Recreation Centre, and on June 16 Liz and Phyllis participated in a second stakeholder symposium for the project. Liz said that Building a Strong Foundation "is ongoing and the AWWCA will continue to be actively involved." See Mayor Wade's letter below:

*July 17, 2003*

*Dear Ms. Millar:*

*On behalf of the City of Hamilton, I would like to express my thanks to the Ainslie Wood/Westdale Community Association of Resident Homeowners Inc. for co-hosting a "Building a Strong Foundation" Community Workshop. The participation of the Association was vital in making these workshops a success and in helping to create a sustainable future for Hamilton.*

*The "Strong Foundation" project is community-focused and our neighbourhood groups are important partners in our community-building initiatives. The work of your Association is integral to building a strong future for your neighbourhood and the entire city.*

*Thank you, for taking time out of your busy schedule to assist us with these very important meetings. I hope you and your members will continue to remain involved in our VISION program, the G.R.I. D.S. project and the new Official Plan.*

*We look forward to future partnership activities with the Association.*

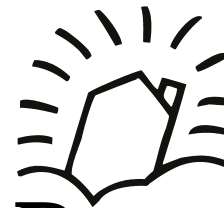
*Sincerely,*

*Robert E. Wade*

*Mayor*

## No Room at the Inn

In mid-July, Dr. Phil Wood, vice-president of student affairs at McMaster, offered 150 students who live in Hamilton a \$1,000 credit on their student account for books and tuition fees as an incentive to give up their right to on-campus residency. Approximately 20 per cent of full-time students will be housed on campus in 2003. This figure is extremely low historically for McMaster and compares unfavourably with many peer universities. McMaster needs much more room at the inn!



# Because we care

The AWWCA is a volunteer, nonprofit association whose mission is to preserve, protect, and enhance the Ainslie Wood/Westdale community environment and the quality of life for all residents, and to organize, communicate, lobby, and pursue the needs of the members of the association. The AWWCA newsletter, *Neighbourhood News & Views*, is published and distributed to members. The opinions expressed within the newsletter are those of the writers unless otherwise specified and do not necessarily represent the views of the AWWCA.

Submissions welcomed. Please send all news, story ideas, and photographs (no Polaroids please) to:

AWWCA  
1063 King Street West, Suite 221  
Hamilton, Ontario  
L8S 4S3

GENERAL INQUIRIES.  
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905-526-1714

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Autumn 2003



*"Building community  
block by block"*

# The Way We Were



Bamberger house in 1909. Source: *West Hamilton, a Village and a Church*, by David Jardine, photo courtesy Ann Young Hunter

## Hamilton's Oldest House

Street and placed on a cement foundation. The move was necessary to accommodate the extension of what is now Emerson Street. At this time many physical changes were made. The centre door was blocked off, and the two lower front windows were made into separate

entrances to convert the building into a duplex. Inside, a stairway was built at the centre back of the house for access to the second floor. Over the years the original clapboard siding had grey stucco applied, and later this was covered with aluminum siding. The large front veranda eventually was screened in, with separate entrances for the duplex.

will soon bring the house back to its original appearance. I urge you to visit Westfield and see what life was like back then. I would like to thank **Peter Lloyd**, of Westfield Heritage Village and a McMaster graduate, who is in charge of the restoration, for graciously giving me a tour of Bamberger House and allowing me access to their library. Volunteers are needed for further restoration, and all donations are welcome. Peter is trying to locate 1850 period furniture to refurbish the inside when completed. Call 1-888-319-4722, e-mail west@nonline.net, or visit: <http://www.westfieldheritage.ca>.

### LOREEN JEROME

This is the story of a house built in our community. It is the oldest surviving house from Hamilton and might be described as the cornerstone of West Hamilton's history.

I can picture Samuel Bamberger sitting on the front porch of this tiny log house, which stood alone on a small hill in a partial clearing in the wilderness, with a little creek meandering down the escarpment and across the plain just below the house.

Samuel Bamberger came to Canada from his native Pennsylvania with the Hess family in 1804. He purchased 100 acres of land from John Binkley in 1806 for £125. The land was located in what is now West Hamilton.

Around 1815 he built a two-story, hand-hewn, squared-timber house using the white pine available on the property, at a time when Upper Canada was a struggling colony. The logs were squared with an adze and joined by wooden pegs. The house measured just 27½ feet wide by 22 feet deep, with a low-pitched gable roof shingled with hand-split pine shakes. Board and batten covered the outside, and the chinks were filled with limestone from Hamilton's escarpment.

The Bamberger family farmed the land until 1907, when it was sold to the Burke Realty Company. In 1909 the house was moved to numbers 11 and 13 Holmes

In 1992, the owner applied for a demolition permit. The West Hamilton Heritage Society spoke out. After extensive research, **Nina Chapple**, architectural historian of Hamilton, and carpenter **Jim Stroud** examined the house. In July 1993, following consultation with **Peter J. Stokes**, an authority on early Canadian architecture, the house was cut in half and loaded on two flatbeds and trucked off to Westfield Heritage Village in Rockton, Ontario, at a cost of \$15,000.

External restoration, almost-completed,



The house in its present state of restoration at Westfield Heritage Village.

Photo: Loreen Jerome

Mailing Label