

Neighbourhood News & Views

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

"Building community block by block"



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What happened at the Community Forum?

LOREEN JEROME

On January 28, about 200 concerned residents came in from the cold winter evening to St. Mary's Catholic High School to seek solutions to our most pressing problems. The meeting was hosted by the Ainslie Wood/Westdale Community Association of Resident Homeowners Inc. (AWWCA), our ward councillor, McMaster University's President's Advisory Committee on Community Relations (PACCR), and McMaster Students' Union (MSU). The meeting was chaired by Brian Shantz (PACCR co-chair) and included representatives from City Hall, Hamilton Street Railway (HSR), and the police.

Guest speaker **Dr. Peter George**, president of McMaster University, spoke of the need for all parties to find common interests and solutions. McMaster has been preparing for the double cohort for a few years. First-year enrolment this fall is estimated at 4,900, a slight increase from last year. Two temporary classrooms will be built on the tennis courts, and the new residence, accommodating 280 students, will open this fall.

Liz Millar, president of the AWWCA, welcomed all community groups and stakeholders. She outlined the AWWCA's mission statement and stressed "quality of life" issues for all residents, including renters and students.

Evan Mackintosh, president of the MSU, gave an overview of the functions and structure of the MSU. It has over 140 academic, recreational, and social clubs, employs over 308 students, and contributes \$20 million a year to the local economy. Due to the increase in underage students beginning last September, the MSU is focusing on non-alcoholic social programs. Off-campus safe-

ty has been strengthened by the Student Walk Home Attendant Team (SWHAT), and a community-policing centre is scheduled for the near future, likely in the Westdale business area.



Liz Millar and Peter George at the community forum
Photo: Janet Woodward

Jennifer Kleven, director of the Off-Campus Housing Office (OCHO), supplied information on the functions of her office, commenting that McMaster wants to work with the community and all parties to develop a positive dialogue on housing issues.

Councillor Caplan stressed the need for all parties to work in unison. He encouraged McMaster's commitment to the external community and introduced and thanked city staff members present.

Following the presentations, participants broke into four groups to identify problems and solutions. Reports from the groups follow:

The Bylaw- and Law-Enforcement Workshop was facilitated by **Superintendent Mike Shea**. Participants identified as issues: keg parties, noise, parking, garbage, destruction of private property, snow removal, and property maintenance.

See COMMUNITY FORUM on page 2

Residents want licensing of rental houses and stronger enforcement of bylaws. The AWWCA, McMaster University, the Westdale Business Improvement Area (BIA), and city bylaw staff need to cooperate better in dealing with these issues.

The **ASPECT (Ainslie Wood Westdale Secondary Plan Executive Committee and Team) Workshop** was facilitated by **Vanessa Gruppe** (city planning and development). Questions included: Will McMaster limit growth to reduce its negative impact on the neighbourhood? Can the city license rental homes? How do we preserve quality of present family housing and control occupancy levels? Preservation of heritage sites and open spaces is needed.

Jennifer Dawson and **Darryl Bender** were facilitators for the **Transportation/Parking/McMaster Entrance Workshop**.

(1) Residents complained of too much bus traffic on Sterling, but **Shelagh Snider** of the Westdale BIA was concerned that the university's new entrance on Main Street West will reduce traffic to their businesses; **Roger Trull** (vice-president, university advancement) assured her that the new entrance is designed to keep traffic from increasing on Sterling, not to remove what is already there. (2) To relieve overcrowded buses, McMaster will help the HSR on predictive modeling for bus scheduling. (3) The city is looking at a

bike/pedestrian corridor from Aberdeen across the 403 to Stroud and Rifle Range Road. Bike lanes were also suggested on Sterling and King. (4) McMaster has leased a building on Frid Street to house about 200 employees, which will reduce parking on campus, and may lease adjacent property for more parking; a shuttle bus between Frid Street and campus will use the Main Street or Coote's entrance, not Sterling Street.

Jennifer Kleven (OCHO), facilitator for the **Relationship Building Workshop**, said that her office wants to establish a landlord code of conduct in cooperation with the city and the AWWCA. The university was asked to provide an absentee-landlord list. Participants asked the city and the university to explore the City of Waterloo's bylaw for licensing accommodations. The university could insist students take responsibility for their behaviour off campus. Students planning to be engineers, lawyers, teachers, etc., need to be made aware of the consequences of law-breaking behaviour.

We thank **Roger Trull** and **Brian Shantz** (PACCR co-chairs) for their letter of appreciation to the AWWCA. We look forward to joining them in establishing solutions from suggestions made at this forum.



Councillor Caplan addresses the community forum

Chedoke Cootes

OUR WARD'S NEW NAME

The AWWCA's past president and planning chair, **Phyllis Tresidder**, was one of four judges, along with **Brock Criger**, Hamilton historian **Brian Henley**, and **Peter Wickett**, who chose a new name for Ward 1 last July 9 at the home of **Councillor Marvin Caplan**. The name **Chedoke Cootes** was chosen from dozens of suggestions received by Councillor Caplan.

According to Brian Henley, "Chedoke is an aboriginal word meaning 'seven oaks.' The 19th century Chedoke house estate still stands above the Chedoke Ravine and Chedoke Falls on property reputedly swindled from the aboriginal community through the generous dispersal of rum to the aboriginals by settlers from Europe in the 1830's. There is a story told that the property was 'cursed' so that no son would ever inherit the property from his father ... interestingly, such has not been the case."

Coote's Paradise is named after a British military officer, Captain Thomas Coote, who was stationed at Fort George,

Newark (now Niagara-on-the-Lake), during the latter part of the eighteenth century. Captain Coote was an avid duck hunter. As the marsh was a major staging area for waterfowl during the spring and autumn migrations, Coote and his friends would travel to the head of the lake, shotguns in hand. As the numbers of migrating ducks, geese, and swans were extremely high, it was considered a paradise for hunters. As Captain Coote was such a prominent man and frequent visitor to the marsh, it became known as Coote's Paradise.

Henley says: "The name Chedoke was considered appropriate for many reasons, one of which is that Chedoke Creek runs right through the ward from one end to the other, so that the word Chedoke symbolizes the linking of the ward. Chedoke is also a word rich in local heritage associations."

The Chedoke Cootes name gives us an ideal and appropriate description of our ward, both historically and geographically.

AROUND *the* NEIGHBOURHOOD

New Home for Grapes & Hops

Congratulations to AWWCA member **Joe Thivy** on the new location for his business Grapes & Hops at 11 Paisley Avenue South at King Street West (formerly the golf store).

Committee of Adjustment

Last December 11 the Committee of Adjustment waived the parking requirement for a Subway franchise at 1018 King Street West in Westdale. However, there was a condition added stating that the parking variance will only be in force for as long as that Subway is there.

B is for BULLY

"B is for Bully" is an antibullying musical play by Alan Gottlieb, a teacher at the Claude Watson School for Arts in Toronto. The four major themes running through the production are:

- Self-esteem
- Peer pressure
- Assertiveness and aggression
- Conflict resolution

The play is being performed by George R. Allan students in Grades 3, 4, and 5.

When: April 3

Time: 7 p.m.

Where: George R. Allan Elementary School, 900 King St. West

Ticket price: \$2.50

To reserve tickets: Call J. Weary at 905-522-9173 (limited number available)



Dump & Run in AWWCA Area

JOANNA RANIERI

The second annual Dump & Run sponsored by the McMaster Students' Union environment committee and the City of Hamilton waste management division will take place from April 28 to May 4. Anything left over will be picked up by the city on May 5. Lots of good household stuff is thrown out during the student move-out; this is a way to give it a new home and avoid sending it to the dump.

The participation area has been enlarged this year and includes the following areas surrounding McMaster University: from the 403 in the east to the CNIB on Main Street West, and from the escarpment in the south to Coote's Paradise Marsh in the north.

For more information: 905-546-CITY (2489); 905-525-9140, extension 27201; or www.msu.mcmaster.ca/enviro/dumpandrun.

Yard-Waste Pickups in AWWCA Area

April 28, May 12 and 26, June 9 and 23, July 7 and 21, August 5 and 18, September 2

Bulk-Goods Pickups in AWWCA Area

May 5 (restricted to Dump & Run participation area), September 8

Second Annual Spring Cleanup

DMITRI MALAKHOV

The month of April is drawing near. The second annual spring cleanup will be held, weather permitting, on Saturday, April 26 (rain date is Saturday, May 3). Meet at the children's playground in Churchill Fields at 1 p.m. Please consider participating to make this year's cleanup bigger and more effective than last year's. Bags will be provided. Please bring your own gloves. For more information or comments please contact me by e-mail at malakhov@eudoramail.com.



Seven Ways to Direct the Sale of Your House to a Resident Homeowner

JANET WOODWARD

As noted in our last three newsletters, the residential community around McMaster is concerned about the impact of the extra enrolment of the double cohort. Below are suggestions from AWWCA members that may help to preserve the integrity of the residential community and improve the stability of our neighbourhoods:

1. If possible, avoid selling your house until after the double cohort, particularly if you're planning to stay in the AWWCA community.
2. If you have to sell, use a reputable agent. Avoid agents who advertise residential homes as income properties. Network with friends and neighbours if you need help finding a good agent.
3. Be alert! Make it clear to your agent that you want to know if your house will be purchased by a resident homeowner. Ask your agent to alert you if she/he suspects the property will be used to house renters. Members have told us about purchasers and prospective purchasers who say they plan to be the resident homeowner of the property but turn out to be absentee landlords.
4. Insist on meeting potential purchasers and ask them what they plan to do with your house if they buy it.
5. Consider selling privately and controlling, as best you can, who buys your house.
6. Absentee landlords may make an unconditional cash offer. This is very hard for young families to match. Try to allow enough time to sell your house so that you can consider all offers and perhaps take one that is conditional.
7. If a house near you is up for sale, put signs in your windows, "Resident Homeowners Welcomed." One member tried this, and it worked. Contact the AWWCA if you need a sign.

And finally, if you are selling to leave the community, please remember those who will continue to live here and will experience the results of your decision.

Find That Landlord!

LOREEN JEROME

On the second floor of City Hall, 71 Main Street West, a public-access computer contains the City of Hamilton's tax-assessment database. This computer allows anyone to look up property assessments and ownership. The computer is located through the glass doors of the clerk's department on the far right side of the counter. You need to stand to use the computer, which has a touch screen. If you require a printed copy of the results of your search, you can ask staff. The hours are 8 a.m. to 5 p.m. Monday to Friday. You may search by the street and house number or by the property owner's name. In either case the next screen will give you the address and legal description of the property. If you touch the details box, another screen appears with the owner's name and mailing address, which may be different from their home address. There are three books available on the counter to assist you with street names and street numbers. The program is fairly self-explanatory. Remember to use the letter o rather than the number 0 when typing in a letter. The information was loaded in 2001 and is based on the assessed house values for the year 2001 and the taxation year 2002 rates. Recently, many of us received our new market-value assessments for 2002. The 2002 assessments will be used to calculate 2003 residential taxes.

Another way of locating landlords is to go to the website of McMaster's Off-Campus Housing Office at <http://www.macocho.com/adlisting.htm>. Here you can search for a particular address and often obtain landlord information or at least a contact number. Most landlords who are renting a room in their own home can be found; however, absentee landlords are less likely to be found. If they own multiple properties they probably have a property manager or agent.

Housing News

Bottom About to Drop out of the Market for Rental Houses

Cary Kinsley, the AWWCA's community representative on PACCR (McMaster's President's Advisory Committee on Community Relations), reports that at the February 26 meeting Jennifer Kleven, coordinator of McMaster's Off-Campus Housing Office, said that most students already have places lined up for next year, as leases start May 1; the big advertising push is in January. Councillor Marvin Caplan said that the bottom is about to drop out of the market for student rental houses—there are more spaces than students!!! He said some houses are empty. Great! Jennifer also said that the new GO bus on the 407 seems to have alleviated demand for housing in Hamilton.

Spills Hot Line

If you see any suspicious-looking discharges in the creeks or waterways, please report them to the Ministry of the Environment's 24-hour spills line at 1-800-268-6060 and to the city's 24-hour spills line at 905-540-5188. Please make a note of what you saw and where you saw it, as you will be asked for this information. Later, you can follow up with the city to find out what the problem was and what was done about it. Go to www.environmenthamilton.org for information on monitoring the health of local ecosystems and protecting valuable creek ecosystems.

green NEWS

Praise for Green Spaces

PATRICE PALMER

At the end of October last year, my son and I experienced, for the first time, the Night Walk through the trails of the Royal Botanical Gardens (RBG), an event sponsored by George R. Allan Elementary School's Home and School Association. Jack-o'-lanterns were lit along the paths—it was both beautiful and spooky. It was a magnificent evening, and we especially enjoyed the activities at the end of the walk, when McMaster students, neighbourhood residents, and children joined together for hot apple cider, games, and treats. This is not the first time we have enjoyed the trails and, of course, Churchill Fields. We spend almost every weekend either at the aviary, community gardens, trails, or playground. We use the RBG lands all year long.

Unfortunately, the RBG's operating grant is perennially vulnerable. How sad it would be to see this amazing green space lose its luster. In Mayor Bob Wade's State of the City address delivered in October 2002, he spoke of a \$45-million expansion of the RBG. An expansion sounds lovely, but we should not be deceived. The funding for expansion is completely separate from the annual operating grant. We need to ask ourselves: How could a cut to RBG's operating budget affect Churchill Fields? Our councillor, Marvin Caplan, sits on the Gardens' board of directors. I suggest that, as a community, we articulate to Councillor Caplan how much we love and value this green space and ask that the city not make any cuts. He can be reached at mcaplan@hamilton.ca or 905-546-2416.

Patrice Palmer moved to Westdale in the summer of 2002 and is an AWWCA member.

RBG trail from Marion Avenue North
Photo: Malcolm Horsnell



Photo: Janet Woodward

Neighbourhood Tree Watch

JANET WOODWARD

Tar Spot on Maples

Did you notice last summer that the leaves of the maples in our neighbourhood had black spots, causing their leaves to drop early? When I asked **Rick Gadawski**, the city's manager of forestry, about them, he told me that it's "tar spot," a fungal disease usually associated with drought or other secondary infections. He said that composting should destroy the fungus, but "the disease is prevalent in this area, so re-infection is likely regardless of what you do with the leaves. It's a cosmetic problem only, and shouldn't cause any lasting damage. Norway Maples seem to be more susceptible than other species."

Mr. Gadawski answered my many questions about the alarming number of mature trees our community lost last summer and fall. He said: "These problems have accelerated due to the last couple of years of drought. A mature tree can take a lot, but sustained drought can cause trees that are at or near maturity to fail." Following are the stories of five neighbourhood trees removed from city property last summer and fall:

- 986A King Street West: A 22-inch-diameter white elm was removed September 16, 2002, from the boulevard outside Marsales Real Estate building. Cause of death was phloem necrosis, one of the two most serious diseases of elms. The city said there is no room for replacement with another tree on the narrow, hard surface.
- 53 Paisley Avenue South: This large tree had two major limbs that came down in two different storms. After the last storm, the tree was checked by an aerial crew and found to have rot in the upper branches, so the tree was removed.
- 20 Dalewood Avenue at Arnold Avenue: About one-quarter of the branches came down in a big storm. They just missed hitting the house and ripped the eavestroughs off the house.
- Marion Avenue North: Two Norway maples were removed from the city's right of way on Marion Avenue at North Oval. The 24- and 32-inch-diameter trees were damaged in a storm on May 22, 2002, and were removed August 28; they were hollow at the top. Due to a communication problem, the city's records showed that the adjacent property owners did not want the trees replaced. When I visited the owners, they confirmed that they do want replacements, which are now scheduled for spring 2004 planting, pending budget approval.

What about Replacing Trees?

It's not easy to have a tree replaced, because the city has more requests for replacement trees than it has funding. Only the adjacent homeowner can ask to be put on the list for replacement trees, yet many homeowners may not be aware of the application process. Some residents are saying that since we cannot rely on the city for trees, we, as individual citizens, need to care for our precious trees. Plans are in the works within our community to start an urban-forest campaign. Stay tuned.



Let's Protect Our Family-Friendly Community

PENNY PALMER-THOMSON



Skating at Churchill Fields

Photo: Janet Woodward

Last summer a majestic oak tree on Barclay Street became an important story in our community. My children and I stood with others and watched while it was cut down. I hope this spring our residents start to plant trees and replace those lost.

As a resident and parent I understand that neighbourhoods need to grow and change, but change often happens without a lot of community dialogue. Achieving a healthy balance is a challenge.

Moving into the Westdale community introduced balance into my life. The experience offers a quality of life lacking in the suburbs. We find friendlier people and a quick walk to shopping, coffee, and natural beauty of surrounding parks and trails. My husband grew up here, playing football in Churchill Fields and running cross-country

through the trails. We use the Westdale woods all year long, and in winter we skate by the clubhouse on the rink that Jim Steep and the Friends of Churchill Park create and maintain. Their community spirit is why living here is great! For those of us in the neighbourhood, let us not forget how special this vast space is. We are also blessed in this community with the mix of young and old alike who keep our community vibrant.

My husband convinced me to accept Hamilton as a diamond in the rough. Consequently, our family chose to live here during this unsettling time of increasing off-campus housing run by absentee landlords.

For many of us, life is busy as we travel to work or campus or to drop off children at daycare or school, mostly by car, sometimes by bus, regardless of the increasing traffic.

In a hurry, most cars are traveling far too quickly, making the issue of traffic calming and pedestrian safety important. Traffic calming may include flashing crosswalks, yellow speed humps, and fine-enforceable speed reduction within the designated area (Burlington has such zones). I believe residents deserve safe access in any community. It should not be a privilege but a right.

Our area is showing its age with decaying recreational facilities and infrastructure that was built almost 50 years ago to serve people in a simpler time. What is missing is a recreational facility, a community centre close enough to walk or ride your bike to. It is my goal that in 10 years, when our children enter high school, they will have the opportunity of such a facility in our area. It could compare to Valley Park Recreation

Centre in Stoney Creek or Firestone Arena and Recreation Centre in Ancaster, with arenas, pools, gym, and library all in one location. The pools have wheelchair accessibility, family change rooms, and personal lockers. Recreation centres like these have supervised programs for teens, such as skateboard ramps, pick-up basketball, and wall climbing. They bring the community closer together with preschool to senior programs. Coronation Park has one single-pad winter arena and two outdoor pools for summer use. My hope is that the underutilized space on Macklin Drive can someday become the site of a community recreational facility that we can all be part of.

This is my neighbourhood, and I don't want to go somewhere else to use their facilities. (Last September I signed my children up at the new Y in Waterdown for lack of a centre that could accommodate our needs in this area.) Westdale, for its residents, is "our own backyard." We need to recognize that, to thrive, children need a safe and healthy environment. Thanks to Senator Hillary Clinton, the African proverb, "It takes a village to raise a child," has become a focal point for the debate over the role of government and communities in supporting families and children. We need to nurture and protect the children and families in our communities.

These community issues need to be considered important by our councillor and other elected officials. Otherwise, improvement will be difficult and frustration will increase. We need to be passionate about finding solutions to our issues.

To continue the dialogue, call Councillor Marvin Caplan at 905-546-2416 or e-mail him at mcaplan@hamilton.ca. To be effective, clearly outline the problems as you see them, and suggest solutions. Copy me at ppalmer3@cogeco.ca so that we can plan strategies. It starts with an awareness campaign with others in the community where we live. Please join me in this vision for our community.

Penny Palmer-Thomson moved to Westdale in September 1999 and is an AWWCA member.



Sidewalk chalk art by the author's six-year-old daughter, Emily Thomson. Photo: Malcolm Horsnell



Here's a Bargain!

The Hamilton Street Railway (HSR) day pass is just \$7.00 and is available 365 days a year. It allows unlimited travel on all regularly scheduled HSR routes for a maximum of six people traveling as a group for one day (two adults and four youths or one adult and five youths).

Tickets can be purchased at the HSR ticket office at the GO Centre, 36 Hunter Street East, and at many other locations. For a list of locations, contact Robin Cino, customer-service coordinator, HSR Service Quality, 905-528-4200, extension 2001, or rcino@city.hamilton.on.ca.

The AWWCA Opposes the Bus-Fare Increase

On January 28 Phyllis Tresidder made a presentation on behalf of the AWWCA to Hamilton City Council regarding the 2003 tax budget.

Phyllis informed council that she is on the executive board of a provincial organization called the Federation of Urban Neighbourhoods of Ontario (FUN), an umbrella group formed last year to represent the interests of urban neighbourhoods at the provincial level. She said that FUN is very concerned about the Ontario Municipal Board ruling in London, Ontario, that allows development fees to be calculated, not on the cost of new services, but on the depreciated value of services. She asked: "Is this municipality prepared for this? The cost to London taxpayers in the short term alone is in the millions."

She said that the AWWCA is pleased to hear that service levels will be maintained by the Hamilton Street Railway but that "We are not pleased to hear that no budget is provided for expansion of services . . . and that there will be a bus-fare increase."

Phyllis referred to the report of January 2003 produced by the National Round Table on the Environment and the Economy entitled "Fiscal Measures for Urban Sustainability" and urged councillors to read it, saying, "This municipality needs to catalyze momentum toward alternative and more coherent fiscal strategies based on sustainable principles that improve quality of life in our community."

Note: The full text of the speech, which is part of the public record, can be obtained by calling Gabrielle Riley, City of Hamilton Records Clerk, 905-546-2615.

Our City's New Bylaws

On November 21, 2002, **Phyllis Tresidder**, on behalf of the AWWCA, spoke to city staff responsible for the draft harmonized-property-standards bylaw for the City of Hamilton. She noted that at least two AWWCA members, **Rick Grigg** and **Loreen Jerome**, had submitted comments on the draft bylaw.

According to the AWWCA's database of neighbourhood problems compiled from the membership form's questionnaire portion, property standards are the

and Westdale neighbourhoods west of the 403... The problem of maintaining property standards in the Ainslie Wood and Westdale neighbourhoods has been consistently brought forward as a significant quality-of-life issue during the secondary-plan review process."

On the section "Rubbish and Debris," Phyllis said: "I believe that this is the appropriate section for dealing with old sofas left to molder on front porches, items I find particularly irksome. It would seem obvious that upholstered furniture designed for indoor use is inappropriate for outdoor areas. I suggest that the wording be augmented to ensure that furniture on porches be constructed of materials which resist deterioration by weather and are of a nature that prevents the entry of vermin."

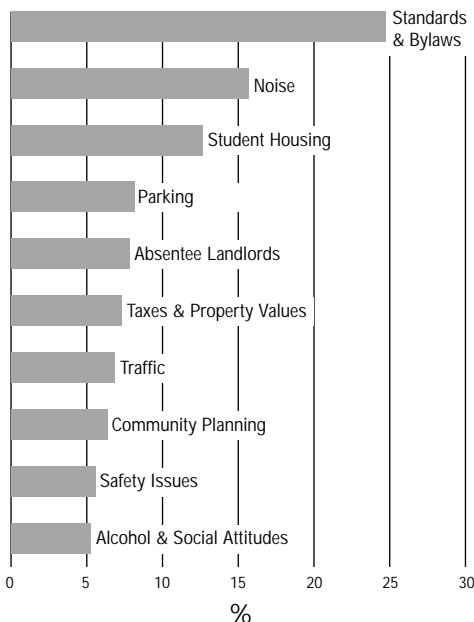
Requests were made for improvement in bylaw jurisdiction regarding parking on front lawns (a notable problem in our neighbourhoods) and for a solution to the problems with McMaster Medical Centre's loading-bay design and practice.

In regard to proactive policing of the property-standards bylaw, Phyllis said: "There is a rationale to offer in support of proactive enforcement, and it is a social factor. Quite simply, it is antisocial to 'rat' on your neighbours... permanent residents feel 'put upon' by the requirement of playing the role of informant in order to maintain standards in their neighbourhoods. It is a socially divisive and inefficient enforcement practice. The AWWCA asks the city to maintain and extend proactive enforcement of this bylaw in our neighbourhoods... This isn't about the aesthetic police rounding up garden gnomes and plastic flamingos. It's about the balanced maintenance of our city."



Bylaw infractions galore

Members' Concerns



Based on 828 concerns of AWWCA members noted from September/98 to February/03

number one concern in our neighbourhoods, said Phyllis, adding, "We expect that wherever possible, the bylaws have been harmonized to the highest and not the lowest common denominator... Citizens in general, and the AWWCA's members in particular, have clear expectations of this harmonization process... Because of the broad spectrum of communities governed by this bylaw, the AWWCA expects that allowance has been made for the creation of area-specific bylaws which would allow for the tailoring of property standards to fit the requirements of different neighbourhoods, especially where those needs and requirements have been clearly identified through civic exercises such as council taskforce subcommittees or the secondary-plan process. Both of these have and are presently taking place in the Ainslie Wood



Car parked illegally on front lawn on Sterling Street

Help Plan Your Community

Update on the Ainslie Wood Westdale Secondary Plan

VANESSA GRUPE

This report will update you on the status of the Ainslie Wood Westdale Secondary Plan, the transportation master plan, and the infrastructure master plan. By working on all three plans simultaneously, we can provide a comprehensive approach to land-use and infrastructure planning for your neighbourhoods.

Three Key Plans Integrated into Environmental Process

The secondary plan is being prepared by staff of the planning and development department. It will provide a long-term policy and land-use plan for your community and will be adopted into the Official Plan under the Planning Act.

The transportation master plan will provide a 20-year overall plan for transportation, including major routes, transit, parking, cycling, and pedestrians.

The infrastructure master plan will consider storm-water drainage and management. Staff of the public-works department are preparing these two master plans, with the assistance of McCormick Rankin Co. (MRC) consultants.

The secondary plan and master-planning processes are being integrated by means of the class environmental assessment. This allows for the various phases of the study, including public-participation events, to be carried out at the same time, enabling a more efficient process.

Collecting Data and Addressing Problems

Data collection and problem/opportunity identification, the first phase of the study, is nearing completion. The second phase, development of alternative approaches and solutions to address problems, is now underway.

Background Information and Collection

Information collection for the secondary plan includes preparation of a background report, compilation of results from the neighbourhood questionnaire and from the October 29, 2002, workshop of interested stakeholders, and other issues identified through the citizen advisory committee ASPECT (Ainslie Wood Westdale Secondary Plan Executive Committee and Team). The review of existing conditions for the transportation master plan has also been completed. The infrastructure review includes a similar process of collecting baseline information.

Ensuring Accuracy and Completeness

Background information from the secondary plan and transportation and infrastructure master plans was circulated to a wide number of local and provincial agencies and departments, and their comments have been received. The purpose is to ensure the accuracy and completeness of this information concerning any requirements, regulations, and policies they may have within the study area.

Public-Information Centre

A public-information centre was held on March 19 at St. Mary's

High School. It took the form of an open house with display panels including problems, opportunities, and preliminary options identified to date. It provided an opportunity for questions from the public and input regarding land use, transportation, and infrastructure.

ASPECT Advisory Committee

All citizens are invited to attend and participate in discussion at the monthly ASPECT meetings. **Phyllis Tresidder** and **Michael Bordin**, AWWCA board members, are members of this committee. You may also request meeting notices and minutes. Meetings are generally held on the first Thursday of the month from 6 p.m. to 8 p.m. in Room 219, Hamilton City Hall. Remaining meetings for 2003 will be April 3, May 1, and June 5. Please confirm (see below) location and starting times, as they may change.

Web Site

A web site providing ongoing project updates and a means for citizens to provide comments on proposals will be available this spring on the city web site.

What's Next?

Future public consultation events:

April — Second open house regarding the preferred alternatives.

May — Public meeting at the hearings subcommittee to allow input into the draft plans.

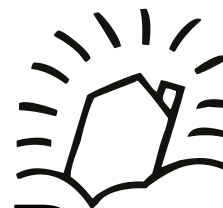
June — If there are to be extensive changes, a further meeting will be held at the hearings subcommittee to approve the revised final version of the plans.

When Will We Have a Plan?

The joint project is anticipated to be complete by June 2003.

For further information or to provide comments, please contact me at 905-643-1262, extension 263 (phone), or at 905-643-7250 (fax), or via e-mail at vgroupe@hamilton.ca. You can also contact Christine Lee-Morrison, who is coordinating the transportation and infrastructure master-plans component of the project, at 905-540-6390 (phone), or at 905-546-4435 (fax), or via e-mail at cleemorr@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.



**Because
we care**

A Smart Future for Our Community

BRIAN MCHATTIE

"Too often in the past, Ontario and its municipalities have put the transportation cart before the land-use planning horse, building 400-series highways and major municipal roads separately from and prior to planning for communities. Unfortunately, building more highways before completing long-term community growth plans has fuelled car-dependent, sprawling suburban development. To grow smarter and curb sprawl, we need to plan where and how large our communities are to be and what form they will take. Transportation planning must be an integral part of community planning."

The above quote is taken from the Federation of Ontario Naturalists' (FON) new publication, *A Smart Future for Ontario: How to Protect Nature and Curb Urban Sprawl in Your Community*. This 72-page community guide outlines the problem of urban sprawl, describes smart-growth recommendations and solutions, and includes ideas on how to inspire and organize communities. This kind of practical advice is particularly relevant as we await the recommendations of the Province of Ontario's Smart Growth Central Region Panel (covering the Hamilton area), expected sometime this spring (see www.smart-growth.on.ca).

Smart growth is defined as urban development that does not sprawl out into the

countryside to consume natural areas and farmlands but instead creates compact, livable, mixed-use neighbourhoods with urban green spaces and access to convenient public transit. Communities such as Westdale are smart growth personified. However, in the past 30 years Hamilton seems to have lost its way, particularly when it comes to the kind of suburban sprawl evident in areas such as the south mountain, Stoney Creek, and Waterdown. The combined effect of investing in costly urban sprawl while neglecting maintenance of existing urban infrastructure was evident in January and February with the catastrophic failure of the main water pipes at Locke Street South, Herkimer Street, and Aberdeen Avenue.

One of the key recommendations in the Smart Future document directly affects us here in our community. The FON is calling for a moratorium on planning and building new 400-series highways and widening or extending existing 400-series highways and municipal roadways of equivalent size, such as the Red Hill Creek Expressway. This would also include the proposed midpeninsula highway, where one of the options requires a doubling of Highway 403 to 12 lanes through the Chedoke Valley. The FON's reasoning is prudent: the moratorium needs to last until a comprehensive Ontario smart-growth strategy has been developed, including a smart transportation network (comprised of interregional transit, transportation demand management, and low-

cost transit solutions). It is difficult to put a timeline on this. Although the Central Ontario Smart Growth Panel reports on their findings this spring, there are a number of other panels that will need to report, and then the government will have to decide what to do with all of these ideas and come up with an overall smart-growth plan, which should include a transportation component that could then be incorporated into the Planning Act as a new policy.

Please visit:

www.cope-nomph.org (Coalition Opposed to Paving the Escarpment) and www.hwcn/link/forhv (Friends of Red Hill Valley site), to learn more about action on Hamilton-area highways. To obtain a hard copy of the FON document, please contact me at (905) 540-1094 or via e-mail at mchattie@interlynx.net. To download a copy of the document, please visit the FON's website at www.ontarionature.org.

Brian McHattie is a resident of Chedoke Cootes (Ward 1) and president of the Hamilton Naturalists' Club.

Editor's note: At their January meeting, the board of directors of the AWWCA unanimously approved a motion to support the moratorium of 400-series highways and similar regional roads.

What We Learned from the Planner

PHYLLIS TRESIDDER

The article "Did I Hear Meadowlands?" in the autumn newsletter mentioned that the AWWCA board of directors had met with a professional planner, **Ed Fothergill**, president of Fothergill Planning and Development Inc. We said that we would report to you in this newsletter about what we learned from him about handling future development proposals in our neighbourhoods.

The AWWCA hired Mr. Fothergill in the spring of 2002 to advise its board of directors on how to proceed regarding the proposed Fortino's superstore at Main Street West and Rifle Range Road. His advice proved valuable to the board in preparing for their appearance before the hearings subcommittee of city council on July 3, 2002.

Despite our well-prepared objections, city council decided to approve Fortino's application to build a superstore. On September 9, 2002, Mr. Fothergill met with the AWWCA's board of directors to review the planning report he had prepared for us and to discuss the strategic recommendations contained in that report. Here's what we learned: **Improved communication early in the planning process is paramount.** An ongoing and established program of interaction between the AWWCA, city staff, and city council, particularly our Ward 1 councillor, is the best venue for such communication.

That's why we now meet with our councillor quarterly. It's also why we now meet with city planning staff to review and com-

ment on site-plan applications. The city is not required to do this but has extended this privilege to us.

What other stakeholders learned from this process is that the AWWCA can create a reasoned and credible position on redevelopment issues. Developers and city staff now realize that it is necessary that the AWWCA be consulted before major development applications are made in our neighbourhood. The AWWCA has established itself to both city staff and council as consistent, balanced, and professional in articulating our position on redevelopment issues.

We learned that we *can* make a difference.

Where Does Your Sewage Go?

KENNETH E. SHERMAN

The City of Hamilton has appointed a Community Advisory Committee from Ward 1 to identify acceptable solutions to reduce the sewage overflows into Coote's Paradise. As part of the class environmental assessment, the advisory committee has concluded a second consultative series of meetings in which proposed solutions were discussed for the combined-sewer overflows (CSO). The design of the acceptable solutions will be the subject of a third round of community meetings to be held in the spring.

In the older part of the city below the mountain there is a combined-sewer system. These homes have single sewers that carry sewage and storm water to the Waste Water Treatment Facility (WWTF). During heavy rainfalls, the combined sewers are designed to allow some discharges directly to the area receiving water to prevent basements from flooding as well as to prevent damage at the treatment plant.



The three Ward 1 overflows, as mapped above, contribute 129,300 cubic metres of diluted CSO sewage to Coote's Paradise in a typical seven-month period. The chart below, prepared by the city's consultant, summarizes the existing situation, which will remain unchanged if we do nothing to end the outflows into Coote's Paradise. The "do nothing" approach was not supported by any of the nearly 60 people who attended the meetings.

Current Situation

	Ewen	Sterling	Royal	Total
CSO Volume (cubic metres/year)	35,713	25,146	68,441	129,300
CSO Events (CSO/year)	21.9	14.5	12.6	16.3
WWTF Volume Controlled (cubic metres)	40,518	140,338	137,472	318,328
%WWTF Volume Controlled	53%	85%	67%	71%

The city consultant's report states that a CSO contains untreated "floatable materials and debris, bacteria, suspended solids, organic compounds, nutrients, oil and grease, and toxic contaminants." A CSO "can adversely affect human health and aquatic life and impair recreational uses in our receiving waters." The Hamilton Harbour Remedial Action Plan identified CSOs as a "significant source of pollutants and use impairments [degrades fish and bird habitat, negatively enriches plant growth, and pollutes water to make swimming impossible] in Coote's Paradise and Hamilton Harbour."

What To Do?

The Ontario Ministry of the Environment (MOE) sets targets for local solutions. It requires that any proposed solutions meet at least a 90 per cent reduction of overflow volume. Hamilton's Remedial

Action Plan (RAP) might require an even more stringent standard. Presently, a 19 per cent reduction of total volume in Ward 1 is needed at the outfalls to approach 90 per cent: 5 per cent at Sterling, 37 per cent at Main/Ewen, and 23 per cent at Royal/Stroud.

Incremental solutions were discussed, including conserving water, disconnecting downspouts, reducing groundwater infiltration, and adjusting sewer lines and regulators. The combination of all these solutions might reduce the CSO volume by 5 per cent. This is nowhere near what is needed.

At this point in the process, the solutions that meet the 90 per

	Ewen	Sterling	Royal	Total
Remaining CSO Volume (cubic metres/year)	7,624	16,427	20,597	44,648
CSO Volume Removed (cubic metres/year)	28,089	8,719	47,844	84,652
% CSO Volume Removed	79%	35%	70%	65%
Remaining CSO Events (CSO/year)	1.5	5.4	0.7	2.5
CSO Events Removed (CSO/year)	20.4	9.1	11.9	13.8
% CSO Events Removed	93%	63%	94%	85%
WWTF Volume Controlled (cubic metres/year)	68,607	149,057	185,316	402,980
% WWTF Volume Controlled	90%	90%	90%	90%

cent reduction target are to place underground holding tanks at the Main/Ewen and Royal/Stroud outfalls and to lift the weir (overflow barrier) at the Sterling outfall. This chart shows what we might expect if these solutions are implemented.

After Control Measures Implemented

A consensus emerged from the recent community workshops to support these alternative solutions. Although area residents generally supported the option of CSO storage tanks at Royal and Ewen, there was some concern about effects on residential areas, such as odours and decreased property values. Further evaluation of the alternatives and public consultation will be undertaken as the class environmental assessment continues. These solutions, if implemented, would retain 84,652 cubic metres of sewage overflow in holding tanks, rather than letting it enter Coote's Paradise, and later would send it to the waste-water treatment plant. The size of the tanks would be different at the two sites. However, no proposal has been presented on exactly where the tanks would be placed and what improvements would be made to the disrupted areas. That is the next step.

The city and water budgets just released include projects for 2004 with proposed expenditures of about \$8.09 million for the Main/Ewen holding tank and \$10.02 million for the Royal/Stroud tank. If a holding tank is needed for Sterling, the budget for 2006 proposes another \$8.2 million. Ninety per cent of these funds are from the water-rate levy and 10 per cent are from property taxes. These project costs would include substantial improvements to the disturbed areas, much like what was done at Cathedral Park behind the Fortino's Plaza when the 75,000-cubic-metre tank was built there.

The advisory committee welcomes your continued interest in our undertaking. Finding solutions to our CSO problems will lead to a healthier environment, cleaner water, and restored habitats.

If you wish to be informed about our next set of meetings, send me an e-mail at k_e_sherman@yahoo.ca and I will pass the information on to our project manager.

Ken Sherman is a Community Advisory Committee member for the Ward 1 class environmental assessment, and an AWWCA member and block representative.

NEWS from the BLUES

BETTY BECHTEL

Policing Centre

This is one of **Sergeant Al Smethurst's** pet projects. Police, McMaster people, and real-estate agents have been looking for a suitable location for the centre. It is important to find a location that will be fully utilized; otherwise it will be a waste of money to maintain. The cost will be the same, used or not. **Kate MacDonald**, chair of McMaster's Student Community Support Network, worked very hard to locate a suitable site. She contacted many real-estate agents, and there may be an announcement soon about a location.

Our President's Hubby Graduates

Congratulations to **Ed Oliver**, who graduated December 2, 2002, from the eight-week Citizens' Police College program. Ed's wife, **Liz Millar**, graduated from the same program last year.

Correction: Graffiti on Canada Post Boxes

The number printed in our last two newsletters for removal of graffiti on Canada Post boxes was incorrect. Please call 905-521-6570 to have graffiti removed from Canada Post boxes. Canada Post is committed to removing graffiti within 24 hours of reporting.

Kudos to Vander Pol

In case you missed it, there was a delightful, heart-warming story by **Susan Clairmont** in the December 21 edition of *The Hamilton Spectator*. Susan wrote about **Jack Vander Pol** organizing help for a young father whose wife had died of a rare heart ailment in October. Also left behind were twins just a few days old and 10-year-old twin daughters. Jack made copies of Susan's article about the family and distributed them to anyone who would read them, including student-council presidents, teachers, and police officers. Students from **Cathedral, Sir John A. Macdonald, St. Mary's, and Westdale Secondary Schools** raised \$1,700 for the family. The **Police Association** bought Christmas gifts for each of the four children. Nicely done Susan, Jack, and all those who participated.

Bar Hours Extended?

In our autumn newsletter we noted that the AWWCA opposes longer bar hours. On November 8 the AWWCA sent a letter of opposition to provincial Minister Tim Hudak, whose ministry is in charge of any proposed changes. Premier Ernie Eves and MPP David Christopherson were copied on the letter. All three parties responded. Premier Eves referred our letter to Minister Hudak, who said there are no plans to extend bar hours, and MPP Christopherson said he opposes any extension.

Beat 691

Police constables **John Keosongseng, Bryan Powell, and Daryl Reid** moved to other beats at the beginning of January. We are grateful for the many initiatives they took to improve the quality of life in our community.

Our 2003 Beat 691 officers are **Sergeant Al Smethurst** and police constables **Michelle Emery, Sabrina Feser, Bert Lukosius, and Al Schultz**, most of whom we have met. We are highly impressed and look forward to working with them.



Left to right: Councillor Bernie Morelli, Ed Oliver, Police Chief Ken Robertson, Staff Sergeant Paul Downey

How to File a Noise Complaint and Get Results

Superintendent Mike Shea advises people to **call the police for all noise complaints**. The noise complaints go over police and bylaw communication networks. The calls will still be answered by bylaw officers, but it means that the police are also informed. In some cases, police may drive by the location to evaluate the extent of the problem. In other cases, bylaw officers will call for police backup. It helps if several neighbours call. People need to indicate if there are other problems such as fighting, since these problems receive higher priority. If you wish to remain **anonymous**, state to the dispatcher that you do not want your name, address, or phone number given out and that you do not want to be visited by an officer. Proceed to give the relevant data.

MAIN POLICE NUMBER
905-546-4925

A person will answer after the taped message.

RECEPTION DESK
905-546-4772

A person will answer 24 hours a day. Use this number if you are not satisfied with the response from the first number. State the problem and say, "I am getting frustrated" or "There are a number of people getting angry. Would you please send a squad car to deal with this?" If still not satisfied, and only as a last resort, call 911 with the same message.

SERGEANT'S DESK
905-546-4771

Someone answers 24 hours a day. This is the number to call if you see kegs being

delivered to a home. Ask to speak to the staff sergeant on duty. Also call this number if you are not receiving satisfaction, as police want to know.

EMERGENCIES
911

is for emergencies ONLY.

AWWCA POLICE LIAISON
905-526-1714

or betjimb@interlynx.net is the contact information for **Betty Bechtel**, the AWWCA's police liaison. It helps if you report the details of problems to Betty as well, because officers regularly contact her for updates about neighbourhood problems.

Who Ya Gonna Call?

Barn Buggy
Pickup from residential streets:
905-523-5044

Crime Stoppers (to report a crime anonymously):
1-800-222-8477

Garbage, waste management, dogs barking:
905-546-CITY (2489). Hours: 24/7

Graffiti Hot Line: 905-546-4723

Graffiti on Canada Post boxes:
905-521-6570

Parking Infractions:
905-540-6000. Hours: 24/7

Property Standards:
905-546-2782. Hours:
8 a.m. to 5 p.m.

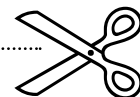


Letter of Thanks

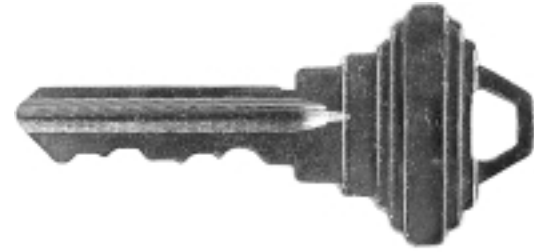
AWWCA member **Bill McMillan** sent a letter to the Hamilton Police Service last October to express the neighbourhood's appreciation for the fine effort the police exercised in curtailing a very large keg party on Newton Avenue last September. Bill said: "Once the AWWCA was contacted, the constables concerned with this area were notified, namely, **John Keosongseng** and **Jack Vander Pol**. They took swift action to end the party, and hundreds of partygoers were seen leaving the premises even as others were on the way to it. Our thanks are expressly extended to these police constables. It is hoped that your actions will prevent further illegal activity of this nature and make our neighbourhood a more pleasant residential area in which to live."

Recognition for Hamilton Police Service

Our police service is one of the top 100 employers in Canada, according to a survey reported in *MacLean's* magazine October 28, 2002. This rating is based on commitment to better work-life balance, including job sharing and paid time off for community volunteering. Hamilton was the only police service in the list. In her letter of congratulations to the police services, **Betty Bechtel** said: "It is nice to hear that the force is receiving this well-deserved acclaim. Actually it's the people in the service who deserve the credit. Jim and I are impressed with the interesting background experience and community work of each officer we have met."



Security Update



BETTY BECHTEL, POLICE LIAISON, AWWCA

Policing Strategies

We would like to thank the 15 members who responded to the request from **P.C. Jack Vander Pol** for feedback about policing strategies. The response enabled the police to assess the effectiveness of their work. Police and bylaw officers are in frequent communication, particularly during peak problem times, including McMaster's large football events. We, in turn, try to keep members up to date through the AWWCA newsletter. We now hope to enhance this communication by e-mailing policing updates. In addition to the policing strategies, members received e-mailed information last fall about the police forum held November 14 at Westdale High School.

Break-ins

1. Police report that the home invasion in Westdale in January was not a random act.
2. There was a one-man crime wave in Westdale Village during which stores were broken into. The man was caught in November and the break-ins stopped.
3. Currently, there is a "brick bandit" applying his or her trade in several areas of the city, including the west end. He or she strikes between 2 and 5 a.m., targeting cash registers, and has yet to be seen.
4. Four break-ins occurred in student houses in the months of November, December, and January. Police educate the students to take their valuables, such as computers, home during the holidays. Empty student houses are vulnerable. We have suggested to some student neighbours that it would be useful to have lights on timers, radios playing, and someone shoveling snow and checking their houses while they are away. Some neighbours and landlords have offered to do this for them. It might also be useful to alter the characteristics that set the houses apart as "student houses," such as upholstered furniture and blue boxes on front porches and stolen street signs in the windows.

Police advise that cocaine is behind many of these crimes.

Alcohol-Related Problems

The two largest bars in the city are located in the AWWCA area. One has a seating capacity of 506, the other 900. These numbers spell P-R-O-B-L-E-M-S! The areas Leland/Royal/Ward and Forsyth/Sterling/King had ongoing problems with noisy patrons from bars on and off campus. The patrons skateboarded, screamed profanities, threw metal objects at street signs, walked four abreast on the roads, and fought in the middle of the night. Neighbours were awakened and could not get back to sleep. Police were informed.

Retaliatory Vandalism

Homeowners east of McMaster had their house vandalized frequently by young tenant neighbours until **P.C. Michelle Emery** did a house-to-house check. She discovered that these tenants mistakenly thought the homeowners were reporting cars parked on lawns and therefore targeted their house. In fact another neighbour had phoned in complaints. P.C. Emery also called the father/landlord of one of the houses. Thanks to her, the retaliation stopped.

My thanks to **Superintendent Mike Shea**, **Sergeant James C. Adam**, **Sergeant Al Smethurst**, **P.C. Bryan Powell**, **P.C. Jack Vander Pol**, and **Kate MacDonald** for the information they provided for this article.

New Initiatives by McMaster

These are welcomed by the community:

1. At the request of the police, administrators at McMaster send letters to some offenders who have dishonoured the McMaster community by engaging in unacceptable conduct in the community.
2. McMaster pays for "special duty" officers to enhance policing by McMaster Security and the Hamilton Police Service. They assist both on campus and in the King/Sterling/Forsyth area.



members' CORNER

The AWWCA Receives National Press Coverage

Phyllis Tresidder was quoted in the article by Sarah Schmidt in the **National Post** on January 15, "Suburb issues residents' survival guide." This story referred to the article in the AWWCA's autumn newsletter, "Double-Cohort Survival Guide." Phyllis said: "Students fit into a very clearly designated demographic, and when they live together, they establish their own code of behaviour. It's not checked in any hierarchical sort of way, like a family."

On January 16, Phyllis participated in a 10-minute live interview on **CBC Ottawa** with show host Brent Bradberry on the topic of the double cohort and the housing pressures it creates on postsecondary neighbourhoods. She pointed out that this situation is province-wide for any neighbourhood that has a postsecondary institution. The provincial government is pouring money into universities for academic purposes, which generates other needs such as parking and student housing, but the government has not provided funds for those needs.



Bob Robertson addresses the AWWCA's fourth annual general meeting

The AWWCA Salutes Our White-Trillium Award Winners

Congratulations to AWWCA members **Betty and Jim Bechtel** and **Sharron and Greg Frosina**, who won white-trillium awards in 2002. For the Frosinas, it is their first award, while the Bechtels have received eight white trilliums and one pink trillium. (One pink trillium is awarded for each ward, chosen from the white-trillium winners.)



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FUN

Phyllis Tresidder and **Liz Millar** are the AWWCA's representatives on the Federation of Urban Neighbourhoods (FUN). Liz said: "Phyllis and I found the December FUN meeting extremely beneficial, and we have formed an excellent and varied board. We gathered a lot of good information and shared from our own challenges and experiences in Hamilton. This sharing assists other university cities that are struggling with many of the same issues that we are. Other associations are at the stage of trying to mobilize residents about the many issues confronting them. Hamilton is planning a spring forum of municipalities with universities and colleges, an idea that came out of the meeting of municipalities with universities last August 18, when **Councillor Marvin Caplan** volunteered to arrange a forum to bring together all groups who have an interest in student housing to explore potential solutions to the problems."

Highlights of the AWWCA's Fourth Annual General Meeting

JANET WOODWARD

Over 125 people attended the AWWCA's fourth annual general meeting at Dalewood School on September 24. Our guest speaker, **Bob Robertson**, Hamilton's city manager, discussed a number of important issues during his presentation and the question period:

- Planning and implementation of recommendations and bylaws requires participation by all key stakeholders, including neighbourhood residents, councillors, other City Hall representatives, McMaster University, police, and bylaw officers.
- The enforcement of bylaws is critical, particularly those designed to uphold property standards and quality of home life, for example, noise and parking problems. The university needs to work with the city and the community in addressing these.
- It is important that McMaster University play a strong partnership role in the secondary plan for the AWWCA neighbourhoods.
- It is important that McMaster's Master Plan is incorporated formally within the context of the secondary plan and the City of Hamilton's Official Plan.

In her report, AWWCA president **Liz Millar** said the most pressing concerns of our members are (1) property standards and bylaw infractions, including noise and (2) the lack of appropriate and sufficient student residences. Vice-president **Gabrielle DiFrancesco** said: "It is because we are aware of the uniqueness and the value of what we have in our community that we dedicate countless hours to work toward solving our concerns."

Gabrielle reviewed the AWWCA's revised constitution and bylaws, and they were passed unanimously by the membership. A new class of membership was included in the AWWCA's revised bylaws called **Friends of the AWWCA**; we are pleased to report that we now have eight "friends." When we asked **Sheila Fletcher**, an AWWCA member who moved out of town, if she wished to continue her membership as a friend, she replied: "Sure, I'll still be a member. I think you guys deserve all the support you can get. I suspect you have almost literally moved mountains since your organization began."

If you would like to nominate an AWWCA member for an award for preservation, protection, and enhancement of the AWWCA community, including property enhancement, restoration, or landscaping, please contact the AWWCA at 905-526-9101 or see the winter 2002 newsletter for the nomination form.

Gabrielle DiFrancesco explains the AWWCA's Because We Care Award at the AGM, and Liz Millar presents the first award to Craig and Kleri Warren of Ainslie Wood North



LETTER TO THE EDITOR

Letter to the Editor:

We are mailing our family's two-year renewal membership to you today accompanied by the following letter of protest.

While we respect the work of the AWWCA, and are pleased to serve as block representatives, we find it deplorable that the organization calls itself a "community" association when it gives voting membership only to "resident homeowners" or their relatives who live with them.

No other neighbourhood community organization in Hamilton restricts its membership to those who own property. In fact, all others allow for membership to any resident (renter or owner) who wishes to join and live within their geographic boundaries.

We have wondered why it is that at the several public meetings which one of us has recently attended, AWWCA board members and their officers identify themselves only with the name of AWWCA and conveniently withhold "of resident homeowners" from their introduction?

Would it not have been simpler for the AWWCA to have renamed itself the "Ainslie Wood/Westdale Homeowners' Association" when it amended its bylaws at its last annual meeting? That would have been a more honest statement of whom the organization accurately represents.

We believe the Ainslie Wood/Westdale neighbourhood's population is presently comprised of more than 50 per cent "renters." Therefore, we find it presumptuous for this organization to speak for the "community" when it excludes "renters" but allows homeowners' children over the age of 18 a voting voice in its once-a-year meetings!

"Renters," like "resident homeowners," are also affected by the noise of cars that travel the mountain expressway, or the loss of cheaper food prices due to the upcoming closure of No Frills, or the unsightly garbage on neighbourhood streets.

When our family bought a home in the Westdale community 25 years ago, we were outraged to discover language in our property deed that stated: "None of the lands described herein [referring to Westdale, or Crescentwood as it was called then] ... shall be used, occupied by or let or sold to Negroes, Asiatics, Armenians, whether British subjects or not, or foreign-born Italians, Greeks, or Jews."

Given this shameful historic past, we remain troubled by the AWWCA's continuing presumption to speak for the well-being of all community residents when it represents solely homeowners.

McMaster students who live in this neighbourhood are renters/tenants. As renters, they bring needed diversity to our population, energy to our community, and vital dollars to our businesses. The university and its student renters also have helped to increase the value of our properties.

The AWWCA would be a much better organization if it were inclusive of all residents in its membership, and more democratic if it held community meetings more than once a year. In renewing our family's membership, we pledge to help the "AWWCA" to work more cooperatively with the city and the university to minimize the negative impact of absentee landlords and inappropriate student behaviour, in order that this community can continue to thrive and be an area that people want to move into.

The Bayard-Sherman Family

& RESPONSE

The AWWCA Responds

January 6, 2003

Dear Caroline and Ken,

Thank you for renewing your membership while letting us know your disagreement with the article in the Spring 2002 newsletter, "Why the AWWCA Is a Resident Homeowners' Association."

We would like to reiterate that, although we formed out of our special concerns as resident homeowners (outlined in that article), we cooperate with many other groups when their interests overlap with ours—among them schools, the McMaster Students' Union, McMaster administration, environmental associations, the police, other neighbourhood associations, the Federation of Urban Neighbourhoods, seniors, the Westdale Business Improvement Area—as is evident from our newsletters.

We are indeed a community association in our concern (as outlined in our mission statement) for the well-being of Ainslie Wood and Westdale and for the city as a whole. That does not mean that we "presume" to speak for everyone's interests. That would be impossible. If you review the list of Hamilton community associations on page 18 of the Winter 2002 newsletter, you will see that most of them focus on issues that preclude being able to speak for all residents. There are conflicting interests in every neighbourhood. The goal is to find common ground for cooperation, not to all join in one unwieldy organization.

We agree with you that we need to be careful to use the full name when we introduce ourselves at public meetings for the first time, but it is not true that we "conveniently withhold 'of resident homeowners.'" It is certainly prominent on our letterhead and masthead. Your proposed name, Ainslie Wood/Westdale Homeowners' Association, omits the words resident and community.

We do find that you are hitting below the belt by suggesting that as an association of resident homeowners we are somehow in a league with the odious restrictions on residency and ownership that were in force in Westdale 50 years ago. Probably the majority of our members, certainly the majority of board members, would not have been allowed to live here. Like you, we appreciate the "diversity" and "energy" and "vital dollars" of our mixed neighbourhood. That still does not mean that we can speak for everyone's interests. The "increased value of our properties" that you speak of is a mixed blessing. Smaller homes are snapped up with unconditional cash offers for student rentals; families with school-aged children can't afford to compete. On the other hand, more expensive homes are dragged down in value and may be very slow to sell.

As for your concern that we would be more democratic if we held community meetings more than once a year; they are a lot of work to organize. However, in January 2003 there will be an additional community meeting under the auspices of our city councillor, the university's President's Advisory Council on Community Relations, and the AWWCA. Members are also welcome to come to board meetings (the first Monday of the month) if they let us know ahead of time, as we meet in homes. In addition to our quarterly newsletter, we have greatly expanded the e-mail network—a fast, inexpensive, and easy way to stay in touch with members, and they with us. Members phone and e-mail board members frequently. Ideas are welcome, especially if the people who suggest them are prepared to carry them out!

We appreciate your enthusiasm despite your reservations and are glad you remained members. We hope to persuade you that we are justified in remaining, and calling ourselves, a community association of resident homeowners.

Sincerely yours,

Liz Millar, Gabrielle DiFrancesco, Janet Woodward, Loreen Jerome, Tom Bryner, Michael Bordin, Phyllis Tresidder, and Carolyn Kinsley

Board members, Ainslie Wood/Westdale Community Association of Resident Homeowners Inc.

P.S. Speaking of democracy, did you see this item in The Globe and Mail November 14? "Jay Lee, mayor of Virgin, Utah, wants to keep town council meetings short, so he charges residents \$25 (U.S.) every time they show up and speak. 'I want the meetings to be positive, not a gripe session,' Mr. Lee says."

The AWWCA Connects with Students

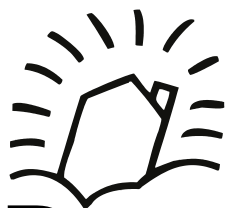
Betty Bechtel reports that she and her husband, **Jim Bechtel**, have had several delightful visits with students over the past few months. She says: "Their enthusiasm is contagious." Following is her report.



Kate MacDonald, chair of McMaster's Student Community Support Network, speaks at the community forum, as MSU president Evan Mackintosh looks on

Student Community Support Network (SCSN)

Kate MacDonald, chair of the SCSN at McMaster, contacted me about the work she has been doing for the new policing centre. Kate also expressed interest in attending some of the AWWCA board meetings. She and Ben Earle, coordinator of programming and promotions for the SCSN, attended the February meeting, at which Kate spoke. We appreciate their commitment and look forward to increased dialogue with them and the other students. Kate, Ben, and Evan Mackintosh, president of the McMaster Students' Union, are committed to improving relations between students and permanent residents.



**Because
we care**

M*A*S*T

Eleanor Alexander, vice-president of the McMaster Area Support Team (M*A*S*T*), contributed an article about M*A*S*T* to our fall newsletter and attended the AWWCA annual meeting and a social afterward. Last term M*A*S*T* held street parties and a Halloween house-decorating competition; they raised \$100 for Ronald McDonald House. These social events are meant to bring together students and permanent residents.

In November, **Kaushik Ramakrishnan**,

president of M*A*S*T*, and Eleanor visited Jim and me to discuss plans for M*A*S*T* events for the new term. Ideas included a movie night and a music festival with local musicians. The fundraising will again be for Ronald McDonald House.

In February, Liz Millar, Jim, and I attended the M*A*S*T* Music Fest at Second Cup, featuring local musicians. The proceeds went to Dalewood's music department. Eleanor introduced us as representatives of AWWCA and thanked us for our support.



SWHAT

BETTY BECHTEL, AWWCA
POLICE LIAISON

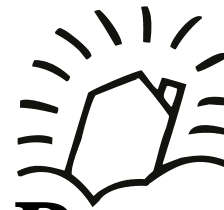
McMaster's **Student Walk Home Attendant Team (SWHAT)** had a media event in November to which Jim and I were invited by **Police Constable Greg Doerr** of Hamilton Police Service. SWHAT has been in existence for about 10 years. This fall, SWHAT members had their training enhanced by **Sergeant Cathy O'Donnell** of McMaster Security and P.C. Doerr. Team members were trained to watch out for suspicious activity on and off campus. The members have become the newest partners in crime prevention, and their work will contribute to community safety. On November 28 I was interviewed on CHTV as a member of the community who supports the SWHAT team's initiatives.

Jim and I were touched by a Christmas card and wishes that we received from SWHAT coordinator **Candy Hui** and team members, each thanking us for our support.

Mohawk College

BETTY BECHTEL

Nathan Fehrman, president of Mohawk's Student Council, contacted **Phyllis Tresidder** for information about the AWWCA. Phyllis then contacted me, since I am the AWWCA's police liaison. Nathan is concerned that the whole student body at Mohawk is getting a bad rap from neighbours because of the misbehaviour of a few students. He feels that a healthy community organization will help the Mohawk students. We met at our place to discuss the AWWCA, its inception, and some of its activities. Phyllis and I offered to speak at a community meeting. After the meeting Phyllis was in contact with their ward councillor, **Frank D'Amico**, who indicated that he would like to attend an AWWCA board meeting.



Because we care

The AWWCA is a volunteer, non-profit association whose mission is to preserve, protect, and enhance the Ainslie Wood/Westdale community environment and the quality of life for all residents. 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.
905-526-9101 or
905-526-1714

NEWSLETTER COORDINATOR
Janet Woodward

COPY EDITOR
Carolyn Kinsley

DESIGN & LAYOUT
Bob Edmonds, Michelle Edmonds

EDITORIAL CONSULTANT
Malcolm Horsnell

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How Do *YOUR* Taxes Stack Up?

If you want to find out how your tax assessment compares with neighbouring properties, you can do a quick and easy search at <http://property.city.hamilton.on.ca>.

Click the first box (Property Inquiry), and insert the street address. You will find valuable property-assessment and tax information, including the property's description and tax-levy history.

Or you can use the public computer on the second floor of City Hall, 71 Main Street West.

For all other questions pertaining to property assessment and taxation, call 905-540-5591 or fax 905-546-2449.

*"Building community
block by block"*

The Way We Were



Paddy's Tavern, demolished in 1984

Photo: Tom Bryner

Paddy's Tavern

LOREEN JEROME

Paddy's Tavern, originally the Globe Cottage Inn and later the Globe Inn, was a stopover for travelers and local Hamiltonians during the 19th century. The name was later changed to Paddy Greene's Westdale Hotel. It was one of Hamilton's original landmarks.

It was located adjacent to a tollgate on the road to Ancaster, Brantford, and Dundas. When the area became part of Hamilton, Paddy Greene's address became 875 Main Street West, across from Westdale High School. In 1984 it was demolished by Kopic Wrecking to make way for the Radio Centre, which is there today.

John Joseph "Paddy" Greene Sr., an Irish farmer, arrived in Canada during the potato famine of 1850. He and his wife had 10 children. Paddy bought farmland in Barton Township, and the years 1850-56 were prosperous for him. He owned taverns in Ancaster, Millgrove, Dundas, and Clappison's Cut. Around 1906, he bought the Globe Inn, land, and several other buildings in the area. He took the Globe sign down and replaced it with an emerald-green sign hung above the door: "Paddy's Tavern."

In 1912 he passed the business to his son, John Greene Jr., as Paddy Sr. was getting on in years. When John Jr. took over the tavern, he also became known as "Paddy," just like his father. John Jr. was described as "a true Irish man." He remodeled the hotel using his carpentry skills but left the original "Paddy's Tavern" sign in place.

In 1916 prohibition began, and most of Hamilton's taverns closed. Paddy's sales were slow. To increase business, gasoline pumps were installed, and Paddy's became the first service station in west Hamilton. Later Paddy started a takeout food service, which was Hamilton's first drive-in restaurant, specializing in hot dogs and 10-cent hamburgers. The restaurant was a welcome distraction for the people of the "dirty 30s." Paddy's 500-seat hotel had its fanciest

room at the back. It was graced with fine wood floors, pale green walls, and a 20-foot-high fireplace reputed to be made with stone left over from building the Cathedral of Christ the King on the hill on King Street West.

Three of the Greene children became nuns, and two of the boys were members of the Christian Brothers Teaching Order. One of the sons, Joe, was born at the hotel and didn't leave until the demolition equipment arrived in 1984. Another son, Dick, said the years of the First World War were some of the best for the tavern. During the war, the government-run antisubmarine-detection course for servicemen was held at Westdale High School. Paddy's was just too convenient for the servicemen to pass up, especially with the jitter-bug blaring from the jukebox.

John Jr. bought a farm in Ancaster in 1939 after a fire. He rebuilt the house and barn, which remain in the Greene family today. Paddy Green Road in Ancaster is named after this well-known tavern owner. Originally a farm lane, it progressed into a shortcut for farmers to get to the store and feed mill in Copetown.

John "Paddy" Greene Jr. died in August 1971. Over the years, six of the Greene boys were in the business, as well as other family members; it was definitely a family affair.

Sources for this article were *The Hamilton Spectator* (Special Collections, Hamilton Public Library); *West Hamilton Journal*; *A Mountain and a City: The Story of Hamilton*, by Marjorie Freeman Campbell; and *Hamilton Street Names*, edited by Margaret Houghton.

Mailing Label