

## **Woodpark Community Association Inc. – Meeting of May 8, 2019**

**Present:** Larry Ladell, Erica Dath, Tanya Krupilnicki, Stephanie Kajenski, Don Wood, Steve Kassner, Celeste Mackenzie, Greg Lavigne

**Absent:** Tom Marcantonio, Etienne LeRiche

**Guests:** Jennifer Murray (representing 485-487 Hartleigh project), Mike McManus, Linda Wrigley, Barb Meredith, Susan Calvert, Tom Calvert, John Stanton, Bevee, Rebecca Taylor-Sussex, Robert Hunter, Sue Deugu, Mary MacDonald, George Beaugarten, Jing Jiang

**Minutes:** Erica Dath

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### Item #1

Call to Order.

Erica appointed minute taker.

### Item #2

Additions/deletions to the agenda:

Error two #3s

#### **Additions:**

Discuss noise from protest across from Richardson/Hartleigh on Carling Ave.

Graffiti at Richardson and Richmond Road

Ancaster planters (no plowing in winter)

**Deletions:** None

### Item #3

#### **Presentation by Jennifer Murray re: 485-487 Hartleigh**

Hartleigh project at 485 & 487 Hartleigh Ave. (Jennifer Murray, land development consultant)

Owner has submitted an application to sever the lot into two lots (current size allows for two semis). Application is to develop two single, detached, two storey homes. Require approvals from the committee of adjustment for variations on width and lot area.

Garages are intended to slope downward to comply with height requirements.

Flat roof. Rear balcony.

The owner is not required to get approval for balconies. The plans that have been presented to the attendees are the plans being presented to the committee of adjustments.

Owner of 495 Hartleigh (Jing Jiang) identified that the proposed plans are drawn on a survey that encroaches on her property. Survey and renderings were done by Fairhall, Moffatt & Woodland. There is a dispute on the legal property lines. Issue with survey needs to be addressed with owner, not considered at application for committee of adjustments.

Biggest issue from neighbouring properties is balconies and privacy. Homes are two stories and neighbouring properties are mostly 1.5 stories. Is there any intention to construct fencing to provide privacy.

Owner has agreed to keep existing trees on property (one will be removed as it has already fallen).

Owner of 483 Hartleigh is concerned about second storey windows because those windows will have views directly into her home. Concerned as well with the water run off after project is completed.

Discussion took place post presentation from Ms. Murray, re what position does the community want to take on the variance application to be heard May 15.

#### Item #4

Approval of Minutes for April:

Erica to wait to Friday May 10 to make changes and will be considered finalized.

#### Item #5

Business Arising from minutes: Newsletter, AGM, Board Elections

#### Item #6

Treasurer's Report - 1535.54\$ (includes garden funding)

BBQ 230.10\$ gross 68.70\$ net

Item #7

Committee Reports:

Zoning & Development	Walsh/Woodland Development - a lot of emails. neighbours upset, owner has provided revised plans  May 15 Committee of Adjustment - WCA will not take a position at meeting re 485/487 Hartleigh  485 Ancaster development will host meeting as they are changing their designs.
Transportation	Walsh Street Traffic Problem - Owner Mathew Poirier sent letter to Councillor re thru traffic on Walsh Street  Ancaster is considered a dead end so city is not required to plow in winter season.
Hard Services	Lincoln Fields noise May 26-June 15 (overnight as a result of drilling) related to LRT build.
Community Security	Graffiti on Richardson Drive to be reported to city.
Community Development	Next FCA meeting  June 8 Garage Sale  June 15 street mural painting - Tanya will send waiver to Councillor's office
Communications	Reformed Presbyterian Church - opportunity for collaboration with new pastor (more to come)
Environment	
Food Sustainability	
Community Garden	
Governance	Code of conduct
Park Enhancement	Report on Park Cleanup

Item #8

Correspondence - Ministry of Government and Consumer Services

Adjournment

**Next Meeting - AGM May 29, 2019 @ Our Lady Fatima School**