**Draft minutes of EACA meeting – February 28, 2016**

Start 1pm

President Kevin Kit begins meeting with the rationale for revising the EACA community survey with a working group of EACA member volunteers. Survey needs to be clear, concise and actionable.

President reminds gathering of EACA origins and constitution, provides a summary of the RioCan proposal, phase-by-phase, provides clarification of dates to comment (no restriction) and prospects of future meetings with city officials.

President identifies purpose of survey: Need for collective voice, as per advice of planners and lawyers consulted thus far. The survey is shared; it belongs to everyone in the community.

The survey will be used to determine areas of concern and present to developers and planning committee about what Elmvale Acres residents want to see in this proposed RioCan development. President wants to start a dialogue with RioCan and their consultants to achieve a desirable outcome. No date has been set.

President concludes opening address with quote from Robert Kennedy: “Each time a man or group stands up for an ideal…a tiny ripple of

hope is formed.”

Marc Comeau, member of the survey working group, explains each page of the survey, making assurances about the survey’s security.

What followed was a lengthy Q & A session. Here’s what was decided/resolved:

* Homeowners will be canvassed by EACA volunteers who will provide them with details and a map of the proposed development to provide homeowners with meaningful information for completing the survey.
* One EACA member indicated that the provincial standard for “affordable housing” is believed to be 20% minimum for all new apartment dwellings.
* President has spoken with two managers of Elmvale Shopping Centre businesses, Loblaws and a hairdresser. Loblaws GM was not concerned about the proposed development, but the hairdresser manager feared rents would rise. President said he would speak to other leasees at the centre.
* Marc Comeau was asked if delivery trucks could be barred from using Othello. He did not know the answer.
* One resident said the houses along Othello are built over shale and large-scale construction digging could cause damage to basements. The president could not confirm this concern, but said he’s trying to seek the counsel of an urban planner. In the meantime, survey respondents can includes concerns such as these in the last section of the survey.
* Underground parking for tenants of the proposed residential development is limited to 1 space per 2 dwellings (apparently a standard ratio for such buildings), thus 408 spaces. An EACA member suggested the City was considering reducing the ratio down to zero. No confirmation of this suggestion was available.
* The President said the March 8th deadline for comments follows a standard notification period of 28 days, but more consultation periods are anticipated. In the meantime, the President is seeking to meet with the developer’s consultant well before the matter gets to the Planning Committee.
* The President encouraged residents to view the City’s “Planning Primer” course online or attend one of the in-house sessions at City Hall to learn about how the city undertakes development.
* One member asked what’s the probability of the city approving a 26-storey building on an overburdened arterial street (St.Laurent). The President could not speculate.
* EACA VP A.J. Blauer provided clarification of the EACA boundaries: they match Statistics Canada’s boundaries for Elmvale Acres nearly perfectly.
* There was clarification on the survey protocol of one survey per household. According to Marc Comeau, that’s a standard survey practice, one that allows for clear, coherent data.
* One EACA member declared that the survey allows residents to give RioCan “a message.” He suggested the proposal involved “templated towers” and residents should push back against this proposal.

End of Q&A session

Marc Comeau explained the survey logistics:

The survey will be posted online on the EACA website and volunteer canvassers will go door-to-door with a one-page information sheet with to instructions and access codes for completing the survey.

(Volunteer canvassers were asked to provide the EACA with contact information so they be brought together for a training session.)

Homeowners without internet access will be provided with a paper copy of the survey upon request.

The timeline for the survey’s launch is mid-March.

**End of meeting – Approx. 2:15pm**

Minutes by: A.J. Blauer