**Clarkson Fairfields South Ratepayers’ Association (CFSRA)**

18th Annual General Meeting

Thursday, November, 16th, 2017 – 8:00pm

Clarkson Presbyterian Church Clarkson Road North -1338 Clarkson Rd N, Mississauga, On L5J 2W5

**Opening remarks and previous AGM Minutes**

* 8:02pm – Welcoming comments from Bobby Amarelo, Board president
* Muriel Chudiak moved for approval of minutes of November 2016 AGM seconded by Zuzana Lassoved.

**Presentation by Jennifer Wade (in lieu of Karen Ras)**

* Jennifer kept it an open forum where the residents asked questions:
	+ **Question on properties North and South of the tracks on Clarkson Road :**
		- North of the tracks there is a zoning issue. They are not zoned for anything. To get zoning for commercial or retail, the owners would need to go through an expensive and labour intensive zoning process. The owners want the City to pay for zoning and the City does not want to do that. As a result they are at a stalemate. The properties were commercial in the past but the city dezoned them.
		- **South of the tracks** – 170 stacked town house units being proposed: City has issues with the application so the builder has raised a concern with the OMB (applicant) on Feb 2nd. Question: If a decision is made with the applicant and City, will there be a community meeting to address resident concerns? Yes there will be a planning and development meeting.
	+ **Question was raised at doing a Go train overpass** – they stated it’s not feasible. But this is raising a concern when you are adding 15 min go train. There will be lots of traffic on Clarkson Road.
	+ **Multi use trail** – June 28th 2019 it will be completed. City is finalizing the licencing agreement with Hydro One and construction will begin in the new year. 8.5 KM trail. A great addition to the community that starts at Winston Churchill and ends at Indian Grove.
	+ **Coyotes** – we have to live with them as they are the fabric of our community. Don’t leave pets out unattended, pets are a target for coyotes. Don’t leave food out for your pets and be mindful of vegetable gardens. Close up under decks so that they can’t get under them. Lots of information on coyotes on Karen’s website.
	+ **Question on Doug Auld the butcher shop** – the City made mistakes and it was unfortunate but even if the city hadn’t made mistakes those properties would have been removed. They are heritage but they aren’t the full designation because the original one burned down in the 1947.
	+ **Speeding on Balsam** – 3 efforts being planned. 1. Increasing police presence on Balsam 2. A speed awareness device (was up for 10 days, faced one way, East) 3. Center line painted on the street. Studies have shown that it creates a designated space that tends to slow people down. One resident spoke to people monitoring traffic going East and West. The resident asked about the number of people who went over the speed person. No one stayed to the speed limit on Balsam. Jennifer advised that the Road Safety committee is looking at implementing speed bumps around the City. One they are looking at as Sheridan Homelands and they have come up with a plan that involves speed bumps. There are speed bumps that work for Emergency vehicles. Speed bumps aren’t off the table for Balsam.
	+ **Clarkson Vision** – Clarkson has been zoned for high density to put more condos along lakeshore to attract builders to the area to start buying the properties and developing them. Once the Van Dyke building is up we can expect another 300 people in the community. It’s a chicken and egg because developers don’t want to come in because they don’t see interest and people don’t want to come because there isn’t really anything.
	+ **STA (e.g Air B’n’B)** – On Dec 4th at Council Chambers City officials are going to bring a proposal to better manage STAs. City has a website with information on what’s been done so far and what they are proposing moving forward.
	+ Double lights on Southdown by both Go train entrances. They are redoing the Clarkson station there may be an opportunity to discuss the two lights.
	+ **Bridge on Hindhead park** – the estimate came over budget so they need to look at other options.
	+ **Talk of redoing Hindhead park** – layout of the park, putting in a park bench and tree. ACTION ITEM: We need an update on this.
	+ Concerns raised with development in CFS area as most people are building up. Residents said they have no faith in OMB and don’t believe Council has enough time to be in on this. Developers seem to get approval on variances and residents raised what’s the point of having rules if there are variances. Karen can’t go to the committee, she can only write a letter if she hears from residents. Committee has recently been listening to the community. Our residents feel like nothing is done to follow up. Once there is a hole in the ground do they even follow up.
	+ Bill Chudiak accepted Jennifer’s piece and Zuzana Lassoved seconded it.

Bobby thanked Jennifer for attending.

**Presentation by Heidi Lobel – Sales Representative, Royal LePage and Hema Amin, Mobile Mortgage Specialist, TD Bank**

* What’s happening in the market – it’s been quite a roller coaster this year – started with little to no inventory which drove housing prices up. It wasn’t a foreign investor issue – though that does exist it was more about inventory. For every house that had 10 offers that left 9 people having to go and look for a 4 bedroom home.
* Affordability became an issue and homes became unaffordable and the process wasn’t fair so the government set some regulations to make the market fairer again and slow down the market.
* More came on the market in May and we had buyers not buying. Started off with a seller’s market to a balanced market and we now have more inventory than we have had for a while. We are now in a buyers’ market as inventory is up 60%.
* They did raise interest rates a few times and they aren’t planning to any more.
* Local stats in the community – sales activity has dropped due to affordability and buyers on the fence. Average home prices are up 2% year over year. Average days on the market 23 vs 16 days in October 2016. Sales activity from last year is down 26.7%. Average is 954,000 for CFS. Immigration levels will increase so we will see a slowdown in mortgages but demand will be consistent because we will continue to get immigration. Interest rates will stay relatively low. Stress test applied to all mortgages.
* What’s the predominate trend – homes selling to developers or families who what to rebuild. Lots of builders looking for pieces of property to build one or two homes. Developers are looking to build semis because they are spending approx. $1MM and can sell for 1.3 MM each.
* Hema Amin from TD bank – her role is to help people get Lines of credit or mortgages to help people buy property or renovate. Unprecedented low rates this year at 2.49%. Rates are coming up. This means that the economy is doing well in Canada. The two pressures are the value of our dollar and our low rate of inflation. Housing impacts the economy, supply, trades and mortgages specialists, Realtors. There was speculation that Bank of Canada was going to raise rates in December but this has been halted because we are changing the rules to how we lend money – stress test – clients buying homes need to pass the stress test effective January 2018. So they need to pass at 2% points above the going rate or the stress test rate at the current time which right now is 4.9%. This is to ensure people can afford their homes if rates go up. This will impact 15-20% of the market meaning that they can’t get the loan they used to. But it doesn’t impact renewals just for refinancing. It will impact the value of homes since less people can afford a home. Self-employed people need to start showing income and pay the taxes because it’s getting harder to get a mortgage.
* **Builders are doing more high density** – because you get more bang for your buck and more people can qualify for that home and afford payments. So there will be more town houses, semi-detached and condos. Condos are outperforming every other dwelling. Homes are staying on the market longer because people can’t afford homes anymore. TD will hold the rate for 120 days pay bi-weekly rapid, so when renewal comes there is less sticker shock because their obligation to pay is not as high. So these individuals should be thinking of refinancing now.

This section was accepted by Jim Lucas and seconded by Gerald Grant.

Bobby thanked Heidi and Hema for their attendance

**Financial update:**

* We have $5,739.37 been accumulating since 2000 – Financials were accepted by Dora Bailey and seconded by Frank M.
* Membership update benefits – communication that James sends out is important. We keep everyone up to date and informed on what’s impacting us in our community.

**Review of Constitution:**

CFSRA Constitution was reviewed to ensure member agreement on proposed amendments.

* Amendment to Section 2 Geographic Boundaries - Adding Balsam to our geographic –All Agreed
* Amendment to Article 3 – Adding No refund will be given to members who are no longer eligible to be a member. - All Agreed
* Amend Article 3 under Bylaws – Strike out “within thirty (30) days of the first General Meeting”. Amend to read at the “AGM or within 30 days of AGM”. - All Agreed
* Retain Article 9 “Robert’s rules”. - All Agreed.
* Amend statement that if we dissolve all money will go to MIRNET and replace with all money will be donated to the Compass. – All agreed.

**Election of the CFSRA Board for 2018**

* Bobby is stepping down from a president – we need to have a president. We will operate on a rotating basis until a permanent president can be found. Bobby we thank you for your contribution to the board and this community during your tenure as president.
* Jim and Nikki are stepping down – we are at a minimum in terms of board members. This is the lowest we have ever had and we have no representatives on April.
* Call out for board members. If you don’t want to join the board then we are looking for people to help coordinate events.
* Accept the changes to the constitution -Linda Ingram and Jim Lucas
* Board members for 2018 are:
	+ James McCall – Director and Treasury
	+ Tanya Caruana – Director, Secretary and webmaster
	+ Dora Bailey - Director
	+ Bill and Muriel Chudiak - Director

**Other Business:**

* Air B’n’B STA – Bill and Muriel provided an update on STAs. They noted that Collingwood has had regulations for the past 4-5 years and Bill and Muriel presented it to council. Mississauga seems to be waiting to hear what Toronto is doing.
* Suncor was sold to Holly Frontier which is a US company – Bobby sits on the board and has done so for the last 7 years and will probably sit on it next year as an independent not the CFSRA board

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A proposal to adjourn the meeting was made by Jim Lucas and seconded by Muriel Chudiak. Carried at 21.50pm.