



2016 FALL NEWSLETTER

STUDENT HOUSING TRENDS CHANGING IN OLD UNIVERSITY

-by Tom Klein Beernink

It's very easy for all of us - particularly as we get older - to become more cynical and inflexible. I've been in the student housing field for two decades, and I can get as knee-jerk as anyone when talking about students. For instance, it's tempting to view everything through the lens of "entitlement" and lament the days of yore when we had to make it on our own, knew the value of a dollar, valued hard work, independence...

Except we all know that our parents and theirs before them felt the same way.

This isn't to say that students don't present many challenges to us as landlords and neighbours. They do. And there are problems and issues particular to this young generation that can make it especially challenging, for them and for us. But it behoves us to.

remember what it was like to be young and away from home for the first time. It's doubtful many of us were fully self-realized and mature, thought ahead, or were experienced in matters of home economics or maintenance.

We will still regularly get concerned calls from residents regarding things like a blocked toilet, only to discover they don't even know what a plunger is. And how many kitchen counters bear the burn marks from hot pots placed thoughtlessly down on them? Or blocked drains filled with bacon grease? Or piles of poorly sorted garbage? Or dryer lint so dense it could start a fire?

And then I remind myself: Most of them have never been taught. Most students move here from away, and many only know what it's like (*cont'd on page 2*)

OUNRA GENERAL MEETING

7 PM, THURSDAY, NOVEMBER 10, 2016

HARCOURT UNITED CHURCH, 87 DEAN AVENUE
PRESENTATION BY TOM KLEIN BEERNINK, GUELPH CAMPUS CO-OPERATIVE

STUDENT HOUSING TRENDS CHANGING IN OLD UNIVERSITY

(cont'd from page 1) to live with Mom & Dad, who, up until recently, did the repairs and the laundry and the cooking.

So patience is our best and most necessary virtue along with education and mentoring. At the Guelph Campus Co-op we treat all our residents as adults, and we work hard at staying in touch with them, and offering education and instruction and sometimes, mediation and counselling.

As a student owned Co-op, it's a point of pride that our contracts are with the students themselves, and not their parents. However, a lot has changed in the last decade. Now, the vast majority of our renting interaction takes place with parents phoning with the initial inquiry, doing the research, and ultimately accompanying their son or daughter to make the payments and walk through the contracts with them.

I do admit that the notion of "helicopter parents" concerns me a little. I'm the father of a university student myself, and I can see where it comes from - the world has changed dramatically. Liability is a very real issue for us all, as are the myriad laws and policies and restrictions and considerations that have the best of us looking over our shoulder.

So it's really a matter of finding a balance. We need to nurture and mentor, and we also need to treat students like adults and expect them to act accordingly. We will always have challenges and there will always be frustrations, but at the Guelph Campus Co-op we do try and build in that sense of community and responsibility. It's part of our core values as a co-operative. It's not at all clear that is this true of the new trend we're seeing with high-rises built for students.

THE OUNRA EXECUTIVE COMMITTEE 2016-2017

We are your neighbours working together to protect and enhance the quality of life in our community. If you would like more information or would like to participate in neighbourhood organizing, reach out to anyone listed below.

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PRESIDENT'S CORNER

-by Bruce Ryan

RIGHT FOOT FORWARD PROGRAM GETS NEW ACADEMIC YEAR OFF TO A SMOOTH START

We are now well into Fall 2016 and life in the neighbourhood seems pretty settled. The academic year got underway and most of us seem to have experienced little disruption from our student fellow residents. This is a big change from 10 years ago when our OUNRA general meetings were taken up with many, many strongly voiced complaints. This is not to say that there are no current hot spots in the Old University Neighbourhood. From time to time there will be issues and we must look for constructive ways to deal with them.

In my view, the big improvement in student behaviour is a direct consequence of more active effort by the City, the University, by the OUNRA Executive and by many of the landlords who were shaken by the City's recent move in the direction of shared rental housing licensing. Though our efforts to get a licensing by-law failed, we did get the landlords' attention. Most of them are making more effort to caution students in how they behave in their houses.

As OUNRA President, I attend the meetings of the Town and Gown Committee. It meets several times each year. The City and the University, which take turns hosting and chairing the meetings, jointly sponsor the Committee. All relevant stakeholders are at the table: University administration; undergraduate and graduate student associations; City councillors; City by-law officers; City waste management; City transportation; police; landlord representatives; and OUNRA. Issues regarding student housing and behaviour are flagged, discussed and steps to deal with them are taken. The process is very productive and effective. We can all see the results over the last few years.

One rather nice development linked to the Town and Gown Committee was the creation by the University of the Right Foot Forward program, which operates out of the Off Campus Living under the direction of Kathryn Hofer (who also lives in the neighbourhood). Each September the Right Foot Forward volunteer students are joined by members of the police and fire service along with one or more residents of the OUN. This group of students and others take bags containing brochures and other materials aimed at informing student renters of their rights and how they can best fit into the neighbourhood. Doors are knocked on and, if a student opens the door, the materials are left with the student at the door and they are invited to ask questions about living off campus. Non-students in the group try their best to provide helpful and useful information as needed.

In the past year, the OUNRA Executive Committee developed a database listing all of the student rental houses in the OUN. Currently, there are about 230 houses in the database. When the Right Foot Forward volunteers went out to call on student houses as part of this year's campaign, they used the OUNRA database to target the streets with the greatest number of student houses. This sharing of resources aimed at helping our student neighbours fit into the OUN is but one instance of our active participation in the Town and Gown Committee pays off.

Please come to our November 10 General Meeting at the Harcourt Church set for 7 pm. We are having a presentation from Tom Klein Beernink, Manager of Guelph Campus Coop Housing. As part of the long standing tradition, Councillors Leanne Piper and Cathy Downer will be on hand to tell us of developments in the City and to respond to questions from the audience. All are welcome.

OUNRA MEMBERSHIP FORM

NAME _____

EMAIL _____

ADDRESS _____ PHONE _____

I WOULD BE INTERESTED IN HELPING DELIVER THE BIENNIAL NEWSLETTER

Annual membership is \$20 per family. Please make cheques payable to OUNRA.
Bring form to AGM or mail to David Josephy, OUNRA Treasurer, 66 Maple Street, Guelph, ON N1G 2G2.

Learn more about the possible changes to the OMB and provide your feedback



Attend the Guelph townhall



Tue. November 1, 2016
6:00 - 9:30 p.m.

Visit the Ministry of Municipal Affairs website
for more details: www.mah.gov.on.ca



University of Guelph
University Centre, Peter Clark Hall
50 Stone Road East
Guelph

OUNRA VISION, MISSION AND VALUES STATEMENTS

Vision: To live in a vibrant, livable, healthy and supportive neighbourhood.

Mission: To promote, protect and maintain the viability and well-being of the neighbourhood by participating in community affairs and developments and by keeping the residents informed of important issues.

Values: We value:

- A sense of community that arises from a mixed neighbourhood comprised of, for example, singles, families, seniors and students.
- Institutions and features such as schools, parks, recreation areas and businesses that create and sustain a livable neighbourhood.
- Efforts by homeowners to develop and enhance their properties within the policies outlined in the City of Guelph Official Plan and By-Laws.
- Responsible intensification in keeping with the neighbourhood's current urban design, which is mainly one- and two-story, single-family homes.
- A healthy and vibrant urban forest.
- Open lines of communication with the City of Guelph and the University of Guelph.
- The Brooklyn and College Hill Heritage Conservation District.

UPDATE ON DAY OF ACTION

The weather on planting day this past May was less than ideal – cold and very wet. But that didn't stop people from coming and planting every plant that Moritz Sanio of Trees For Guelph had brought. All the plants were in the ground by 10:30 in the morning! Then in a blink of the eye, it was hot – very hot and very dry. Despite the drought this past summer, the plantings are thriving. Many thanks to the neighbours who filled up the rain barrels provided by the City and lugged water to the plants.

The City moved some the boulders uncovered during the clearing to make a seating circle near the big rock.

This fall, the City is removing some of the buckthorn north of the pathway. It is one of five areas that will have buckthorn removed. The buckthorn is choking out the native vegetation and it is an extensive area to clear. The city crews will be cutting down the buckthorn and digging out the roots and stumps. They will not be using any herbicides. This area is beyond the power line easement so native canopy trees such as black maple, burr oak and basswood, a variety of woody shrubs and groundcovers will be planted to rehabilitate the bare areas in the coming years. The City of Guelph will be looking for help planting native species and pulling buckthorn next spring. Stay tuned for more opportunities to bring back a rich ecosystem.

Bravo to all those who worked so hard and gave their time to help restore the park. Thank you for helping with the planting, staying on the pathway, picking up garbage and pulling buckthorn and garlic mustard.