

BAY CLOVERHILL COMMUNITY ASSOCIATION

Minutes of the Annual General Meeting November 14, 2016

The Annual General Meeting of the Bay Cloverhill Community Association was held on Monday, November 14, 2016 at the Metro Toronto YMCA in the Auditorium on the second floor at 20 Grosvenor Street, Toronto, ON.

1. CALL TO ORDER & WELCOME

Mr. Rick Whitten-Stovall, President of the Bay Cloverhill Community Association, welcomed the members in attendance, thanked them for attending, and called the meeting to order at 7:10 p.m. Mr. Whitten-Stovall thanked the evening's sponsors, A.J. Haig, Branch Manager – Meridian Credit Union.

At this time, Mr. Whitten-Stovall noted that Ms. Katie Hutchinson of The Write Shop would serve as Recording Secretary for the meeting.

2. APPROVAL OF MINUTES

Mr. Whitten-Stovall referred to the minutes of the 2015 Bay Cloverhill Community Association Annual General Meeting and advised they had not been circulated to date, but would be made available on the BCCA website shortly.

3. TREASURER'S REPORT

The Bay Cloverhill Community Association Treasurer, Mr. Norman Waite provided an overview of the 2016/17 budget. He noted that in 2006 the per unit rate for membership had been \$1.50, and since then, over the last ten years the per unit rate had not increased.

Mr. Waite advised that the Bay Cloverhill Community Association had a healthy surplus and was in a good financial situation. It was noted that the budget would increase by 2.6 percent this year.

4. PRESENTATION BY 52 DIVISION

Staff Sergeant Coscarella addressed the members. He reported there were currently a lot of changes underway at Toronto Police, including increased modernization and online presence. Staff Sergeant Coscarella briefly referred to the changes currently underway

to the Police Services Act, which would include in person and online civilian consultation. He assured the members that the police were committed to keeping the neighbourhood safe.

Staff Sergeant Coscarella agreed that traffic was a large issue for the whole City of Toronto. It was noted there were two traffic officers in place at 52 Division.

5. COUNCILLOR'S REMARKS

At this time, Mr. Tristan Downe-Dewdney of Councillor Wong Tam's office addressed the members. He reported that some neighbourhood branding would take place. Changes to some of the neighbourhood parks would begin.

Mr. Downe-Dewdney reported there had been an increase in public drug use and unfortunately, in the number of overdoses.

Mr. Downe-Dewdney thanked the members of the Bay Cloverhill Community Association for their work, in conjunction with Councillor Wong Tam's office, to challenge the Ontario Municipal Board, with regards to redevelopment in the neighbourhood.

6. ASSOCIATION EXECUTIVE REPORTS

At this time, Mr. Whitten-Stovall took the opportunity to call on members of Bay Cloverhill Community Association Executive to provide a report on the various projects they have been collaborating on.

The Pedestrian Green Loop

Ms. Kathryn Holden, a member of the Bay Cloverhill Community Association Executive, reported on TOcore. TOcore is an initiative to prepare a Secondary Plan for Toronto's three downtown wards (Ward 20, Ward 27, Ward 28). It includes six infrastructure related strategies or assessments. It was started in 2014 and will likely come to completion in 2017.

More public and stakeholder consultations will begin in early 2017 to look over the Proposal Directions. The draft Secondary Plan will be presented to City Council in mid 2017. It will be based on the findings of these proposed directions.

Members of the Bay Cloverhill Community Association were especially interested in the Parkland strategy of the Secondary Plan. The BCCA focused on the creation of a Green Loop, which would form a two kilometer-long pedestrian green loop passing through both the BCCA and CWNA neighbourhoods. When completed, the green loop will provide more green space within the two areas.

Wellesley Park (officially named Dr. Lillian MacPherson Park)

This is a new L-shaped park at 11 Wellesley Street bordered by Wellesley Street West to the north, Breadalbane Street to the south, and St. Luke Lane to the east.

The park is a hard park which will be constructed over 3 levels of parking with the top level being public Green P parking and the 2 lower levels being private parking for the Lanterra development at 11 Wellesley. This park is a Level 1 park which gives it maximum protection from new shadows. Any new developments must be constructed so that no new shadow is created on the park during the hours from 10 AM to 4 PM.

The Bay Cloverhill Community Association will continue to advocate for protecting the sunshine on this park.

The One, a proposed development at 1 Bloor Street West

A number of community consultation meetings had been held regarding the proposed development at 1 Bloor Street West. The Bay Cloverhill Community Association participated in these meetings with a special interest in the preservation of the heritage properties located at 774 and 776 Yonge Street. The development of 1 Bloor Street West was approved in July 2016. The developer, Mizrahi Corporation, has since appealed the site to the Ontario Municipal Board in an effort to speed-up decisions.

Opera Place Safety

Mr. Norm Waite, a member of the Bay Cloverhill Community Association Executive referred to the Opera Place Park, which is a small park near Yonge Street and Wellesley Street West adjacent to the Central YMCA. He noted that the Bay Cloverhill Community Association were working closely with 52 Division to deter illegal activity in the park, and reduce public drug use.

Clock Tower Project

Ms. Cathy Carnevali, a member of the Bay Cloverhill Community Association Executive referred to the Clock Tower Project. She advised that members of the Bay Cloverhill Community Association had met with KingSett Capital in 2014 before the development application had been submitted. They had held a number of community consultation meetings, along with the project architect, Quadrangle Architects. The property has since been sold to Cresford Developments, who would be developing a 45 storey tower with 397 condominium units. The upper portion of the tower will be retained in full.

Walkabout of the Bay Cloverhill Community

Members of the Bay Cloverhill Community Association Executive met with Mr. Thomas Rees, a City Planner earlier this month, and had suggested the following during a walkabout of the area:

- The bricking of St. Luke's Lane from Wellesley to College;
- The retention of 26 rental units, and small retail spaces on Grosvenor;
- Retaining a pedestrian lane;
- Introduction of a bioswale on the south side of Grosvenor;
- Retaining the heritage façade and half of the south wall at 480 Yonge.

5 Condos at 5 St. Joseph St.

Ms. Carnevali referred to this condo development by Graywood Developments Ltd., MOD and Hariri Pontarini Architects as the neighbourhood jewel. This model is often touted to other developers in terms of heritage restoration. The significance is due to the retention of the four-storey 1905 Gothic revival façade of 5 St. Joseph which was the largest façade retention ever undertaken in Toronto and the fronts of buildings on St. Nicholas St. façades built to match the architectural spirit of the originals.

The only concern is that the small fine grain small space retail, which consisted of 5 shops, has been replaced by two larger spots (Aroma café and Royal Bank). The BCCA has successfully reached out to welcome the condo management board and the proprietors of The Wickson Social.

7. KEYNOTE SPEAKER

Ms. Catherine Nasmith, a well-known Heritage Architect in the City of Toronto, provided a report to the members about the importance of protecting and retaining small town “mainstreets” throughout the various towns in Ontario and also within neighbourhoods throughout the City of Toronto. The presentation looked at mainstreets as irreplaceable urban fabric due to its role in the creative economy. Ms. Nasmith developed the ideas of conservation, diversity and regeneration.

8. REPORT ON ROUNDTABLES

At this time, each table leader provided a brief summary on the discussions held during each roundtable discussion:

Safety, Parks & Homelessness

- Improved safety and increased vigilance around the Metro Toronto YMCA was required.
- There has been an increase in the number of syringes being used the neighbourhood.
- Public drug use is up; and the number of drug overdoses has increased over last year.
- Residents were encouraged to call “311” to report issues in the neighbourhood.

Airbnb Concerns

- There was a lot of discussion about Airbnb and the impact on Toronto hotels and, ultimately, their staff.
- There are approximately 11,000 short term rentals available in the City of Toronto; this was equal to about a third of all hotel capacity. This number is double from last year.

- Short term rentals pose security concerns to condominium residents. There is currently a very ad hoc approach to dealing with the issue of short term rentals. The neighbourhood is no longer made up predominantly with residents with a vested interest in the community.

Yonge Street Heritage

- The group discussed the need for integrating zoning and heritage protection.
- It was important to set a maximum size for retail units.
- A suggestion of reducing property taxes was made to encourage the retention of heritage buildings.

9. TERMINATION

It was agreed to terminate the November 14, 2016 Bay Cloverhill Community Association Annual General Meeting at 9:09 p.m.

On a **motion** by Ms. Brett (BENA) **seconded** by Ms. Green (24 Wellesley St. W.), **it was resolved** to terminate the November 14, 2016 Bay Cloverhill Community Association Annual General Meeting at 9:09 p.m.

The motion was carried

R. Whitten-Stovall, President & Chair

Secretary KH/eh

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