



# Virtual General Meeting Protocol

- Please **sign in** with your name and building in the chat forum
- **Turn off your microphone** unless you are speaking
- Turn off your video if you are experiencing screen lag or freezing
- Primary delegates will be polled to **vote**
- Please type all **questions** in the chat forum (text box) or speak at the end of the agenda item
- Robert's Rules of Order will be observed

Community Association



# Welcome!

Introductions:

- Executive
- Guest speaker: Dr. Michael Salvatori, University of St. Michael's College, Continuing Education

Bay  
Cloverhill  
Community Association

# Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and remains home to many diverse First Nations, Inuit and Métis. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit. We respect our indigenous neighbours and the history of the land. We acknowledge the need to listen, learn and work towards justice and reconciliation.



# Agenda

Motion to approve Agenda, followed by vote  
by Primary Building Representatives

Bay  
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# AGM and GMM Minutes

Motion to accept Minutes, followed by vote  
by Primary Building Representatives

## OPEN

### 1) Call to Order, Welcome, Land Acknowledgement

The meeting started at 7:11 pm with President Christine Dingemans as Chair. Quorum was met with representation from 8 of the 14 member buildings; 2 by proxy. All were welcomed, with a special acknowledgement to guest speakers, attendees from CWNA, BYBIA and University of St. Michael's College. The Meeting Protocol and Land Acknowledgement was read.

### 2) BCCA November 21, 2022 AGM Minutes

Last year's November 21, 2022 AGM minutes were ratified at our BCCA General Members' Meeting held on January 16 2023. Minutes were posted on the BCCA website.

### 3) Treasurer's 2023 AGM Report

Norm Waite, BCCA Treasurer, announced that we have a positive operational surplus and a healthy financial situation as of September 30th, 2022. The per unit rate of \$1.50, has remained the same as it was 16 years ago despite the ever increasing rate of inflation.

A sincere thank you to all current member buildings for their dedicated support:  
887/889 Bay, 909 Bay, 925 Bay, 1001 Bay, 1040 Bay St., 7 Inkerman St., 5 St. Joseph, 11 St. Joseph, 44 St. Joseph, 24 Wellesley, 75 St. Nicholas, 15 Grenville, 18 Grenville and 25 Grenville.

A special thanks to Norm for his years of dedicated service on the BCCA executive team, as Vice President. President and Treasurer over the past years.

### 4) Key Note Speakers

#### Kristyn Wong Tam, MPP- Toronto Centre

Toronto Centre MPP Kristyn Wong Tam explained she moved from her former position as Toronto Centre City Councillor to the provincial level since many of the decisions affecting the City were made at Queen's Park. In addition to being a resident of Bay Cloverhill neighbourhood, anything relevant to residents is important to them. The provincial budget consultations are ongoing in the province with no date yet set for consultations in Toronto; all were encouraged to participate in these talks.

MPP Wong Tam is the critic for

1. Ministry of the Attorney General: being a constructive advocate for justice, tribunals and court process
2. Small business: recognizes the importance of street level storefronts being open to animate the city, as boarded up and closed businesses leave the streets vulnerable to decay
3. 2SLGBTQ+: fights the increase of hate speech and activities to the community

#### Dianne Saxe, Councillor Ward 11 - University Rosedale

University Rosedale Councillor Dianne Saxe comes from a background in provincial politics. She recognizes that City Hall faces many financial and legal obstacles from the current Ford government that doesn't care about Toronto. Councillor Saxe works with a collegial group of Councillors to get things done including more than 59 motions in the past year from issues such as hate speech, parking, heat control in rental housing. She is also on many boards and participates in 20 resident associations and 18 BIA's.

**A Strong Voice for A Strong Community**

Councillor Saxe advised there are three major city consultations ongoing about the budget, micro mobility devices and main street density (as of right zoning to increase the missing middle development). As an avid cyclist, she noted that the city's cycling network continues to grow. The City's Official Plan Amendments, including affordable housing requirements for developments are on hold, as the provincial government has delayed review of the changes. Councillor Saxe encouraged all to subscribe to her newsletter by sending an email to [Councillor\\_Saxe@toronto.ca](mailto:Councillor_Saxe@toronto.ca)

#### **Jessica Bell, MPP - University Rosedale**

University Rosedale MPP Jessica Bell started as an environmental activist when she came to Canada around 2009. MPP Bell encourages residents to be active, and have hope and faith.

1. Fall Economic Statement is the government's mini budget. It will outline which areas will see investments. Areas of concern are hospitals which continue to be underfunded, schools where class sizes continue to be large. Cities are typically underfunded, which is made worse by legislations such as Bill 23.
2. There will be massive renovations to the Queen's Park Ontario Legislative Assembly building and the park located south of the building. The project is necessary because there is a lack of heating and cooling, no drinkable water is available. A non-partisan committee has been struck and residents are encouraged to give their feedback as to priorities, especially for the park area.
3. As the Housing Critic, the public is encouraged to let her know about any issues from renters, about property management or condo reform.
4. Her favourite bill is in the House now, it reverses the greenbelt expansion decisions, including restoration of 13,000 hectares of land and cancellation of forced municipal boundaries expansion.

#### **Constable Anthony Lamanna, Community Relations Officer - 52 Division**

Constable Anthony Lamanna is our neighbourhood Community Relations Officer from Toronto Police Service. He believes the City is a safe place, despite media coverage of specific crimes. Constable Lamanna acknowledged the tragedies in the Middle East and the many protests that are ongoing in the City. He explained that hate motivated crime includes an element of hate to an identifiable group such as race or religion. Constable Lamanna apologized for the long wait times for non-emergency calls caused by understaffing. He encouraged residents to let the police know about any issues of concern. Constable Lamanna is a Crime Prevention Officer who shares his know how about how to navigate the city safely. He conducts a safety street walk for residents where he is not in uniform and gives tips on how to avoid confrontations and talk to the street involved community. His advice is to have a plan and plan your outings. Crime prevention seminars and personal safety presentations are available at 52 Division or on site. Risk assessments are also offered for condo buildings.

#### **5) Fall 2023 Update**

An informative overview of the BCCA, was presented complete with proposed and current developments, public realm projects, major accomplishments throughout the year and 2024 Priorities. We encourage everyone to visit our website [www.baycloverhill.com](http://www.baycloverhill.com) for lots of interesting information. Join our Facebook Group "Bay Cloverhill Community", follow us on Twitter or Instagram "@baycloverhill" to stay current with special events and neighbourhood activities. [file:///C:/Users/Owner/Downloads/2022%20agm%20manual%20notes%20\(3\).pdf](file:///C:/Users/Owner/Downloads/2022%20agm%20manual%20notes%20(3).pdf)

#### **6) BCCA Executive Positions**

In accordance with the BCCA Constitution, nominations were to be submitted by the meeting held prior to the AGM. Since there were no nominations made at our BCCA General Members' Meeting held on October 16<sup>th</sup>, nominations or elections did not take place this evening.

There are two vacant executive positions. Currently building representatives with six month's service are eligible to be nominated for the board. In order to increase the pool of possible candidates, we may expand the eligibility to include individual members. Anyone with particular interests or passions is encouraged to volunteer to serve on a committee or help with a special project.

#### **7) Wrap up**

Christine Dingemans thanked attendees for their participation and invited all to visit the BCCA website at [www.baycloverhill.com](http://www.baycloverhill.com) and to feel free to send questions to [info@baycloverhill.com](mailto:info@baycloverhill.com)

The meeting concluded at 8:26 pm.

AGENDA

OPEN

1a) Call to Order, Welcome, Land Acknowledgement

Quorum was reached with 10 out of 14 member building representatives in attendance; 3 member buildings were represented by proxy. The meeting started at 7:02 pm. Christine Dingemans, President, welcomed everyone. The Land Acknowledgement was read and the virtual general meeting protocol was reviewed.

1b) Motion to Approve BCCA Agenda - October 16, 2023

An amendment was made to reflect changes for item 2) Guest Speakers; TTC Safety, James Bennett, Special Constable - Community Engagement Unit TTC was unable to attend. Kelly Library Development, Effie Slapnicar, Bursar + CAO St. Michael's University College was added to the agenda. A motion by T. Gardiner, seconded by B. Campbell, was made to accept the agenda as amended; carried.

1c) Motion to Approve BCCA General Meeting Minutes - August 21, 2023

A motion by B. Hagan, seconded by T. Gardiner, was made to approve the minutes as written; carried.

2) GUEST SPEAKERS

**Kelly Library Development** (Effie Slapnicar, Bursar + CAO St. Michael's University College)  
Effie Slapnicar of the University of St. Michael's College spoke about their plans to rezone the property in order to add student residence beds, study areas and redesign the Kelly Library at 113 St. Joseph Street. The use will remain institutional, and the early concept is to add floors. The building will remain part of the university campus.

Currently there are about 5,000 students with only 700 residence beds available, which is a low ratio for student housing for post-secondary education campuses. The existing study areas are in high demand and need to be expanded. The use of library space has changed dramatically since the building was constructed in 1969, and needs to be modernized. The creation of an event and/or classroom space is being considered.

St. Michael's University College is in the process of hiring an architect and looks forward to consulting with the community on how best to proceed with this major project at a later stage in the development process.

**Action:** *Effie will refer a concern to their Facilities Manager related to the existing lighting being too bright and not bird friendly*

3) REPORTS

3a) Bill 109 – More Homes for Everyone (C. Dingemans)

Highlights follow:

- Introduced by province to eliminate red tape and accelerate development timelines
- Mandates 60 to 120 day maximum period to approve developments to retain application fees

- Toronto has 10x volume of development applications than next closest municipality
- City approves twice as many units than are actually constructed
- About 500 active development applications as of June 2023
- Application fees pay for planning department staff about \$70m annually

3b) Neighbourhood Safety Walkabout and Community Meeting (C. Carnevali)

The plan was to host a meeting with, Constable Anthony Lamanna, Community Relations Officer - 52 Division, and invite each of the member building property managers and building representatives to discuss safety concerns and issues, sometime in late September. A neighbourhood safety walkabout would follow in October.

Unfortunately, due to the police being understaffed and overworked, this could not be prioritized to take place this year.

3c) Ward 13 Toronto Centre Projects- Participatory Budgeting (C. Dingemans)

The following projects were submitted by the BCCA:

1. Bay Street Bioswale expansion \$350,000
2. St. Joseph bump outs at Bay and Yonge \$150,000
3. New tree planters along St. Nicholas and Irwin \$10,000
4. St. Luke Lane resurfacing \$400,000
5. Planter sculptures \$250,000
6. 145 St. Luke Lane art mural \$80,000
7. 8 Breadalbane art mural \$80,000
8. 15 Breadalbane art mural \$80,000

\$750,000 is available in Section 37 development funds for neighbourhood projects in Zone 1 (Bay/Bloor/Sherbourne/College) for Bay Cloverhill, Church Wellesley and Upper Jarvis area  
Voting is open until Tuesday October 31st

<https://torontocentreprojects.ca/en/folders/pb>

**Action:** *C. Carnevali will circulate the voting link*

3d) Night Economy (C. Carnevali)

Night Economy Study Meeting May 11<sup>th</sup>

The residents in the Entertainment District are most affected and stressed the fact that the surrounding areas have now become highly residential. The noise especially from nightclubs starts at 11:00 pm through to 4:00 am, in some cases, Thursday through to Saturday.

Solutions were put forth as follows:

- relocate entertainment venues to Scarborough
- redefine Club Hours of Operation
- promote more family friendly activities instead in the concentrated entertainment areas (i.e.; outdoor movies, sidewalk cafes, theatre etc.)

Amplified Noise was also addressed by FoSTRA in a letter.

One of the recommendations is to increase the number of enforcement officers and include 24-hour coverage to ensure enforcement officers are available when noise offences are occurring. In an increasingly dense city, the presence of enforcement officers will help to de-escalate potentially volatile confrontations.

The second meeting which was held on September 7th focused on defining nightclubs vs. restaurants and all the new rules and regulations associated with each of these establishments.

3e) **Museum Subway Station Second Entrance and Exist Construction Delay** (C. Dingemans)  
The TTC is mandated to ensure that all stations are accessible by January 1, 2025 to comply with Accessibility for Ontarians with Disabilities Act, 2005. The second entrance and station construction at Museum station has resulted in lane restrictions that have reduced the traffic and bicycle lanes on Queen's Park Crescent. There is a secondary exit being built at the north end of Queen's Park North. There will be temporary station entrance closures for elevator construction. It appears the existing stair entrances at Museum Station will be closed when the secondary exit is complete in 2025.

3f) **Letters of Support**

- Save the Ontario Science Centre

4) **NEW BUSINESS**

4a) **BCCA Election - Nominations for 2 Vacant Director Positions**

After many years of dedicated service, Norm Waite has decided to retire as Treasurer. There are now 2 vacant positions for a 3 year term commencing on January 1, 2024.

In accordance with the BCCA Constitution, a building representative, in good standing with a minimum of 6 months experience, is eligible to be nominated by 2 building representatives.

We welcome anyone who is interested in standing for election or in being appointed, to participate in one of our BCCA executive meetings by contacting one of the executives.

5) **Community Feedback - Concerns and Issues**

5a) **Breadalbane Off Leash Dog Park** (B. Hagan)

Inconsistent park signs were referred to 311. The Breadalbane Dog Park's north entrance's sign states that the park is open 5:30 am - 12:00 am only while its south entrance's sign states 7:00 am - 11:00pm. City of Toronto Parks Supervisor will be ordering new signs for the off leash area with the amended hours of 7:00 am - 11:00 pm.

5b) **Queen's Park – Drinking in the Parks Pilot**

There were no positive or negative experiences reported with the recent Drinking in the Parks Pilot Project at Queen's Park. Concerns were raised with the lack of public washrooms and possible conflicts with the frequent protests in the area.

5c) **Seeds of Hope at 6 St. Joseph Street**

A question was raised regarding the vacancy of this building as it appears that they may be relocating since contents were being moved out.

5d) **Yonge Street Environmental Assessment**

A question was raised regarding the status of the second phase of the YongeTOMorrow project from Davenport Avenue to Carlton Street. It was originally scheduled for 2023, but has been delayed by the City. Construction was scheduled to start this year on the first phase on Yonge Street from Carlton Street to Queen Street. The ActiveTO Complete Streets pilot project on Yonge Street from Davisville Avenue to Bloor Street was made permanent earlier this year.

6) **ANNOUNCEMENTS**

1. 52 Division Annual Town Hall – November 1<sup>st</sup>
2. BCCA AGM – November 20<sup>th</sup>

Other upcoming neighbourhood special events were presented and are posted online at <http://www.baycloverhill.com/specialevents.html>

7) **ADJOURNMENT**

Meeting ended at 7:55 pm.

**Next Meeting – AGM November 20, 2023**

**A Strong Voice for A Strong Community**

info@baycloverhill.com 1703 - 24 Wellesley Street West Toronto ON M4Y2X6 www.baycloverhill.com

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# Guest Speaker

Dr. Michael Salvatori  
Continuing Education



UNIVERSITY OF  
**ST. MICHAEL'S COLLEGE**  
IN THE UNIVERSITY OF TORONTO

Community Association

# Unfinished Business



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# Neighbourhood Ranking

- Toronto Life rated Bay Cloverhill the 8<sup>th</sup> best neighbourhood to live in the City in 2023
- survey conducted with Environics to score neighbourhoods on 10 criteria
- We achieved a perfect score for the shopping, health and entertainment.

Community Association

# Neighbourhood Ranking

Criteria	Weight	Definition	Score
Housing	15%	affordability (cost versus income), average primary real estate value and rate of home ownership	72.0
Community	12%	voter turnout numbers, access to community space (such as libraries and parks), outward migration and how many people report a sense of community belonging	95.6
Safety	12%	rates of all types of crimes	90.9
Shopping	10%	proximity to groceries, markets and pharmacies	100.0
Diversity	9%	people whose mother tongues are not English or French as well as first- and second-generation household population	86.2
Education	9%	number of schools per 1,000 children, proximity to child care and share of residents with post-secondary educations	94.3
Health	9%	proximity to health care, including medical services, mental health services and senior care, as well as physical activity levels among residents	100.0
Employment	8%	unemployment rates, share of residents below the poverty line and share of high-income residents	54.6
Entertainment	8%	number of bars and restaurants per capita and number of residents who attend cultural, sports and entertainment events	100.0
Transit	8%	proximity to transit, average commuting distance and number of commuters who walk, cycle, drive or take the TTC	97.8

# Social Media Report

	Visits/Members	Increase/ Decrease	2023 Stats	Increase/ Decrease
<b>Website</b> <a href="http://www.baycloverhill.com">www.baycloverhill.com</a>	1,900 unique visits	(6%)	3,391 page views	(8%)
			15 blogs (new)	(44%)
<b>Facebook Group “Bay Cloverhill Community”</b>	150 members	55%	413 posts	(15%)
	56 new	100%	9,448 viewed	12%
<b>X Twitter @baycloverhill</b>	194 followers	18%	344 tweets	(18%)
	27 new	(41%)	42,578 tweet impressions	(46%)
<b>Instagram @baycloverhill</b>	41 followers	86%	25 posts	92%



**Membership Invoices**

Bay  
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Community Association

# Constitution Amendment

4.3 Executive Officer positions that are open shall be distributed to Member buildings. Any interested Building Representative or **Individual Member** who is in good standing, ~~has been a Building Representative for at least six (6) months~~ and is nominated by two (2) Building Representatives of the Association may stand for election. Nominations must be received no later than the General Members' Meeting prior to the Annual General Meeting where the official election will take place. Building Representatives from each Member building will vote by secret ballot. If there is only one Building Representative nominated for the Executive Officer position, they will be acclaimed. The newly-elected or acclaimed Executive Officer(s) will be announced at the Annual General Meeting in November and shall assume office for the upcoming calendar year commencing January 1.



**CPLC Town Hall**

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**Letters of  
Support**



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**Community Feedback**

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**Community and Special Events**

Bay  
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# Community Police Liaison Committee

Wednesday ?????

6:30 to 8 pm

52 Division, 255 Dundas  
Street West



# St. Patrick's Day Parade

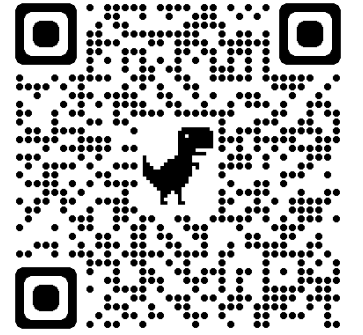
Sunday March 17<sup>th</sup>  
noon

St. George/Bloor/Yonge/  
Nathan Phillips Square



# Thank you!

We appreciate your participation. For current info, check out our website [www.baycloverhill.com](http://www.baycloverhill.com), follow us on social media “Bay Cloverhill Community” or @baycloverhill.



Next virtual meeting Monday March 18<sup>th</sup> at 7 pm

# Community Association