

Bay Cloverhill Community Association

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Minutes of the Annual General Meeting
November 5, 2009

Held at Metro Central YMCA, 20 Grosvenor St. Toronto

WELCOME - The president, Shawn Tracey, welcomed all to the 3rd Annual General meeting of the Bay Corridor Community Association. Special guests and representatives were introduced: Al Rezoski from Toronto City Planning Department, Evan Weinburg from the Downtown Business Improvement Association, John Anderson from the Historic Yonge Business Association, several representatives from BENA (Bloor East Neighbourhood Association), the Greater Yorkville Business Association, Darlene Desveaux and others from 6 St. Joseph House who did some of the arrangements for this evening, and Stan from GYRA.

Dedric Nelson, our host tonight and the General Manager of the YMCA sent his regrets. He is proud to host the AGM for the second time. He welcomed people to visit the Green Roof, a project with which the BCCA was involved. Paul Gulesserian was introduced as the BCCA representative on the Green Roof Planning Committee. Dedric provided free passes to the YMCA so you can try its facilities for 2 weeks.

QUORUM & AGENDA- The meeting was represented with 7 of the 9 voting member buildings. Acceptance of the agenda was moved by J. Holden, seconded by D. Desveaux.

The president invited additions and corrections. As none were requested acceptance of the minutes of the 2008 AGM (circulated to members prior to this meeting) was moved by N. Waite, seconded by F. Chung. Carried.

REPORTS from the EXECUTIVE

Vice President Report: Norm Waite said a large part of his VP portfolio was membership. He welcomed back to the BCCA, 44 St. Joseph (with in excess of 700 residents). He commented on the highly professional newsletter the building produces under the editorship of J. Moss. The newsletter has provided residents with up to date information on BCCA activities.

He welcomed Desjardins Credit Union (at the NW corner of Bay/Wellesley) and its representatives W. Schultz, branch manager and T. Lee, Branch Financial Advisor. Desjardin was the first business to join the community association as a partner. The Metro Central YMCA is also a community partner and Dedric Nelson, the General Manager is a strong supporter of the association's initiatives.

The BCCA community continues to grow. There are 2 new condominium towers on Bay St., namely Murano I the north tower at 37 Grosvenor St. and Murano II the south tower at 30 Grenville St. Together they add 1 300 more residents to our community. We look forward to inviting them to become part of the BCCA membership.

The community is bounded by College Street on the south, Queen's Park Circle West, Charles Street West on the north, and Yonge Street on the east. The area contains 13 condominium corporations, 15 rental buildings, 33 townhouses on Irwin and St. Nicholas, 9 historic cottages on St. Nicholas, and 33 rooms in the Sutton place with year round residents, 59 apartments above businesses on Irwin, Yonge and Grosvenor Streets. 5785 units are represented in these with a population of just over 11 000. Currently 53% of the residents live on Bay St. 14% live within 1 block west of Bay St., and 33% live within 1 block E of Bay. It is expected that 5-6 more condominium towers are to be built by 2014, likely resulting in a total population 16 000 within five years. This will make us one of the largest community associations within Toronto. The BCCA is a strong voice within our community.

Secretary Report - Kathryn Holden has been the secretary for 2 years. She chose to introduce the Bay Street Bioswale. She explained the process that has been gone through to develop this project. The Live Green Program by David Miller was directed at improving the quality of city air and the environment. We applied under the capital project section. Of the 14 ideas we had for improving our community we settled on the idea of adding green trees to the east side of Bay St. between Grosvenor and Wellesley in an environment where they could survive. To compete against other applications for funding we followed up with a Mathas Natvik, who one member had heard on the radio discussing Bioswales. Now a bioswale is really a ditch which collects and holds runoff water long enough for trees to have a chance of survival. Our letter of interest to the Live Green Program resulted in an invitation to submit a proposal. Our 14 page submission included architectural drawings provided by Ion Malcolm, a member of our community. We feel the inclusion of his drawings heighten our application's credibility. We were one of six successful applicants out of 60 who applied - although not as successful as we had hoped. We received only \$25 000 of the \$117 000 we applied for, but as Shawn Tracey pointed out to those of us who were discouraged; it represented our foot in the door.

Treasurer Report – Florence Chung: The financial period of the BCCA is from October 1, 2008 to September 30, 2009. Florence explained that there were categories of money: the Operating *Fund* is the day to day operations with revenue received from membership, the *Bell Box Fund* was money specifically received from Bell Canada to do art on the telephone boxes in the neighbourhood, and finally the *Bioswale Fund* for the upcoming project on Bay Street, these funds originating from an application to the city.

The Revenue and Expenses of the Operating Fund were shown (attached to the minutes). Income of approximately \$4 000 was received from 10 member condo buildings who contribute \$1.50 per unit and get 2 voting members. A couple of

individual's pay their own membership along with 1 institution. Expenditures are minimal as the organization has no overhead in the form of a permanent space or salaries. The expenditures were categorized into four general areas:

1. Committee and Advocacy, 44% primarily for Committee of Adjustment presentations
2. Beautification, 25% for community projects such as gardening, cleanup, park furniture
3. Communications, 24% largely for getting information out to members and the broader community
4. Office 7% for photocopying and printing, paper, and stamps.

A question was asked about the differentiation between Communications and Office categories. Florence replied that specific direct communication to individuals for example, was under Office, whereas notices and materials for the AGM were under Communications. She concluded by saying that the organization paid no taxes because it is incorporated as a Not for Profit.

President Report – Shawn Tracey did a photo presentation of the activities and accomplishments over the year. These included: getting lanes named using historic neighbourhood names, efforts to preserve the historic nature of Yonge Street buildings, communicating with the Downtown BIA to extend their area north of Grosvenor to Charles, addressing illegal signage, eliminating boulevard parking and reclaim as pedestrian space, removing of abandoned news boxes from streets, addressing the proliferation of signs on Bay St. and the no stopping/parking anytime restrictions, using donated plants in community gardens, covering Bell phone boxes with art, community consultation meetings with large turnouts about developments on St. Nicholas and 5 St. Joseph. He thanked 6 St. Joseph House for their community involvement in providing programs for those facing challenges.

ASSOCIATION NAME CHANGE – Shawn introduced Myra Little, who presented us with the History and Heritage of our neighbourhood. The proposed name is the Bay Cloverhill Community Association. This name reflects the unique history and character of our neighbourhood, and will also allow for the retention of our acronym BCCA. Hopefully this name will help establish us as a neighbourhood, rather than just a corridor for development.

Cloverhill was the name of one of three houses built by Captain John Elmsley on his estate, known as Cloverhill. It occupied much of the area that we now define as the BCCA area. M. Little's full report on our history can be found on our web page. <http://www.baycloverhill.com>

ELECTION OF EXECUTIVE DIRECTORS - each position was filled by acclamation.

Vice President Internal – 1 year term,

Marion McCron, nominated by L. Whelpdale, seconded by J. Guzzi

Secretary – 2 year term

Kathryn Holden, nominated by A. Boyd, seconded by N. Waite

Vice President External – 2 year term

Paul Gulesserian, nominated by J. Guzzi, seconded by F. Chung

President – 2 year term

Norman Waite, nominated by M. Little, seconded by A. Olloqui.

KEYNOTE SPEAKER - Christopher Hume, Architecture Critic and Urban Historian

Columnist with the Toronto Star was introduced by Shawn Tracey, who described many of the awards Mr. Hume has received over the past few years.

Mr. Hume talked about many issues that affect decision making in developments. There are regulations that are not enforced and an OMB that can have final say. Decisions are often politically based, not design based. The system is adversarial with the result that there is very little vision in the planning process.

He did comment that neighbourhoods can have a lot of power, but often the power was used to fight the wrong battles. Height is often the red flag that distracts from more important issues. He cited the Minto Development at Yonge and Eglinton. The building does not appear tall because of its design with a 3 storey podium and a park space between buildings. Other buildings around it are not as high, but are oppressive. He believes this project is better than what the city might have done on its own because of the community involvement. He expects Queen West Village will also be better as a result of community consultation. The St. Nicholas St. development he felt was an example of where fighting height meant an opportunity to do something good at street level was lost. He did say there were clearly places where tall buildings don't belong, but he sees many examples where cutting the height of projects has resulted in both poorer design and benefits to the community.

He would encourage communities to be proactive toward development. He felt there needed to be recognition that cities need to grow and develop. The environment needs to be protected and more condos meant more people in the city and more people using existing infrastructure. Opposing development makes for winners and losers. However, if you side with the winner you can say we support this, but it needs to be better.

He acknowledged his views might not be supported by everyone in attendance. He invited dialogue with the audience. Following are some examples of audience questions/comments and his responses.

A small business owner on Yonge St. expressed concern that there would be no original buildings left in the section between Gloucester and Dondonald. Another audience member was concerned that there was no coordination or coherence in development planning on the same street. Each building is planned and approved in isolation to the surrounding context. Mr. Hume agreed that the planning process was in chaos and cited examples of the Bloor St. redevelopment where sequencing of work necessitated ripping out completed work.

Part of the difficulty in designing is the requirement that everyone (fire, garbage, hydro, water, etc) have their say with the result being the original idea doesn't resemble the original concept.

In response to comments on the developments on St. Nicholas, Mr. Hume used them to illustrate how neighbourhood power is not used effectively. He said gross generalizations or vague comments which can't be proven (such as there will be too much traffic, its' too high) don't serve the community well. He felt issues like; how a building contributes to the street, does it overpower, does it threaten heritage, would be a more powerful approach to dealing with new development.

Mr. Hume was asked if there should be limits on development in an area and whether anyone knew what those limits were. He cited St. James town development and Hong Kong as examples of density and said in 50 years our ideas might be quite different to now. He felt that a site like the corner of Bloor and Yonge demanded a building that was brilliant and had a public component. He said developers wanted to get the best price for sales in their development. Design and public space (e.g. 18 Yorkville) added to the price they could get. Limits, he thought, can spark creativity, whether those be limits in regulations, in site characteristics, budget, or climate for example.

He said that there is tension which is always present between how the city grows and how it exists. He illustrated his point by talking about the building of the Yonge subway. A lot of businesses went under in the process and there was great fear of bringing all these people downtown, yet we can't imagine life here now without it. He sees a need to define the processes whereby decisions are made. Right now there is no resolution, just winners and losers.

Mr. Hume liked the idea of proposals being put to a panel of people who had trained eyes and expertise. He had faith that they could 'cut to the chase' and take the politics out of decisions. He wished that the city planning department had more power. He illustrated how Vancouver City was able to stop the progress of a building because the builder was not using the cladding that had been approved.

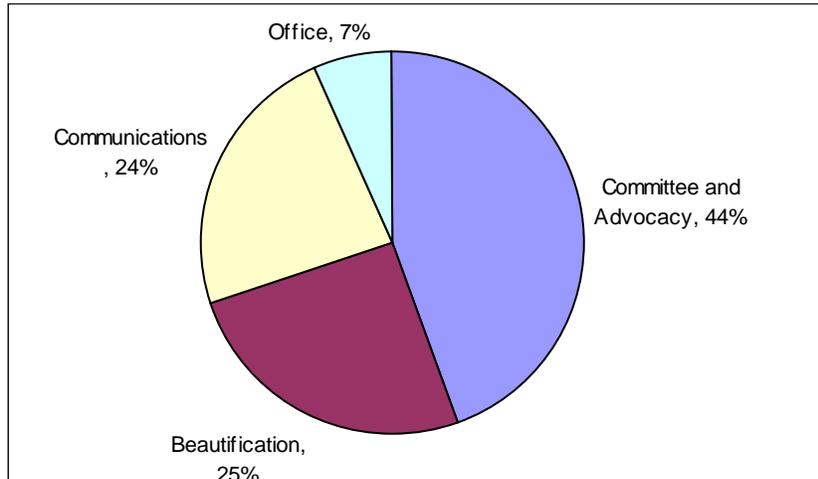
Mr. Hume was thanked by S. Tracey.

THANKS and ADJOURNMENT - D. Whitehouse, a resident of the community for over 20 years, thanked S. Tracey for his stewardship of the neighbourhood. He thanked his team who contributed to the accomplishments of the BCCA during his term.

Motion to adjourn by L. Whelpdale, seconded by ????????????

**Financial Report
October 1, 2008 to September 30, 2009**

	Operating Fund	Bell Box Fund	Bioswale Fund
Opening, October 1, 2008	\$ 2,827	\$ 3,000	\$ -
Inter-fund Transfers	-550	550	
Revenues	4,337	450	25,000
less: Expenditures	-3,331	-4,000	-463
Closing, September 30, 2009	<u>\$ 3,283</u>	<u>\$ -</u>	<u>\$ 24,537</u>



Revenues	
Condos/Residences	4162
Non-profits	50
Business	125
	<u>4337</u>

Expenses	
Committee and Advocacy	1478
Beautification	849
Communications	785
Office	219
	<u>3331</u>