



Bay Cloverhill Community Association

303-887 Bay St., Toronto, ON M5S 3K4

e-mail: info@baycloverhill.ca

www.baycloverhill.ca

Minutes of the Annual General Meeting

November 14, 2012

Held in the auditorium of the Metro Central YMCA, 20 Grosvenor St., Toronto

WELCOMING REMARKS (N. Waite)

BCCA president, Norm Waite, welcomed all to the 6th Annual General meeting of the Bay Cloverhill Community Association. Norm extended a thank you and expression of appreciation on behalf of the BCCA, to Dan Cardoza, General Manager - Programs, Metro Central YMCA for their ongoing support and community partnership especially for providing the venue for tonight's meeting. Dan welcomed everyone on behalf of Mehdi Zobeiry, General Manager and spoke briefly about the various programs such as the Alternative High School Program and Newcomer Centre services. Dan encouraged all to visit the YMCA and to become involved in the programs reiterating that the YMCA is more than just a gym and swim.

More details related to the YMCA programs can be found on:

<http://www.ymcagta.org/en/find-ymca/toronto/central-toronto/camps/central-camp.html/>

Norm welcomed visitors from the surrounding associations and supporters from GYRA, BENA, CWNA, 6 St. Joseph House, Irish Parks Foundation, University of Toronto - St. Michael's College, Downtown BIA, Division 52 – Toronto Police Services, Ryerson University - School of Regional and Urban Planning, Councillor Kristyn Wong-Tam and residents of the BCCA as well as neighbours.

Norm further described the role of the BCCA in relation to the public realm, public parks, the planting of/caring for public gardens, development in the community, safety in the community, and heritage preservation and protection.

QUORUM & APPROVAL OF AGENDA (N. Waite)

Seven (7) voting member buildings were represented. A motion to accept amendments to the agenda as written, to include Councillor Kristyn Wong – Tam and Tom Ostler, Ryerson University - School of Regional and Urban Planning, was moved by N. Waite, seconded by W. Dumas; carried.

RATIFICATION OF NOVEMBER 10, 2011 AGM MINUTES (N. Waite)

Minutes of the 5th AGM had been reviewed by BCCA building representatives in September and posted on the BCCA website in early October, available for all residents to read. L. Whelpdale had moved the approval of the minutes, seconded by M. Wakim; carried at the September 13th BCCA meeting. N. Waite moved to confirm the adoption of the November 16, 2011 minutes as posted, seconded by L. Whelpdale; carried.

RATIFICATION OF FINANCIAL STATEMENT (M. McCron)

The financial statement beginning on October 1, 2011 to September 30, 2012 was reviewed by the BCCA at the October 11, 2012 meeting. The Association remains in good financial condition with a surplus of \$12.25.

W. Dumas moved adoption of the report, seconded by J. Moore; carried.

ELECTION OF OFFICERS (N. Waite)

Norm Waite explained the criteria for the Executive positions and election to an Executive position; that being that the nominee must be a member in good standing and must be nominated by two BCCA members. He then chaired the proceedings for the election of 2 officers.

Treasurer: M.McCron was nominated for a term of 2 years as Treasurer by K. Holden; seconded by C. Carnevali; election by acclamation.

Vice-President - Internal: P. Linnet was nominated for a two year term as Vice-President - Internal by R. Whitten –Stovall; seconded by C. Carnevali; election by acclamation.

Motion was carried by K. Holden to close, seconded by S. Tracey; carried.

BAY STREET URBAN BIOSWALE (N. Waite)

Norm Waite embarked upon a nostalgic trip, 60 years back in time, by showing a picture of Alexander Grosvenor Route which was beautifully tree lined, without a high rise building in sight. Fast forward to a planned inception of a Bay St. Bioswale, full of a variety of trees which will be planted in open beds, in front of 887, 889, 909 and 925 Bay St., this coming Spring. The designing of a continuous tree trench on the public realm, will stretch from Grosvenor St. to Breadalbane St, on the East side of Bay St., and will extend to Wellesley St. West.

This concept harvests run-off storm water, which is stored under decorative grates. Each of the 4 condominiums will be responsible for the maintenance of their respective portion. The creation of a bioswale represents a new paradigm shift in planting trees in an innovative and ecological manner, redesigning the streetscape to become a growing canopy of trees.

RYERSON UNIVERSITY, SCHOOL OF REGIONAL AND URBAN PLANNING (T. Osler)

Tom Ostler teaches Regional and Urban Planning at Ryerson University after spending 34 years of his career in the City of Toronto Planning Department. Students within this program are required to participate in a Studio Group Program, to work on a real life project with real life clients.

A working partnership was developed between T. Ostler, the Ryerson Studio Group, and the BCCA, under the leadership and direction of K. Holden and N. Waite. BCCA's focus was to assign a project to broaden the sense of community. Likewise, the students were to gain experiential learning opportunities by attending BCCA meetings, researching community services and growth of these areas and applying their project management skills to complete this assignment.

The student team assessed and critiqued the initial planners' view and plan. They focused on mixed use within the broader city, improving quality of life, walkability and transit access, issued a questionnaire and wrote a report outlining 5 new ideas to build community capacity within the BCCA. In summary, this successful collaboration of Planning students and the BCCA proved most educational for the students and their recommendations most helpful to the BCCA. In recognition of their fine work, Councillor Wong - Tam has hired these same students to start another project.

A special thank you to all for participating in this project.

UPDATE FROM THE COUNCILLOR'S OFFICE (Councillor Wong- Tam)

Councillor Wong-Tam thanked all of the residents in the area for their outstanding work this past year:

- the police officers in attendance at the meeting
- the community and residents' associations
- the BIA

Councillor Wong-Tam then reviewed the past year's accomplishments citing that the BCCA truly reflects what a neighbourhood has excelled in achieving:

- set a standard, through the Bioswale initiative, for how we landscape in the area as well as to be adopted in other areas
- demonstrated extraordinary ability for this neighbourhood to forge new partnerships and strong relationships with other neighbourhood associations

- mobilized and strategized neighbourhood cohesion and support towards the common goal for the acquisition of 11 Wellesley St. West as city park land

Councillor Wong –Tam commended Norm Waite for his tremendous leadership.

YONGE STREET VISION (R. Fabian - CWNA)

Robert Fabian's passion to get involved stemmed from being inspired by Lanterra when he discovered that they were planning on building a 58 storey building in front of his condominium window. He then decided that a neighbourhood vision was required in order to frame and present the issues to the experts, in order to be heard and to deal effectively with the OMB.

Together he and K. Holden, BCCA, devised the Yonge Street Vision which encompassed the following:

- Yonge St., defined as the area between Dundas St. to Yorkville Ave, is a special place
- the design should be appropriate, recognizing the historical elements and how we celebrate the city
- the public realm is of outmost importance with its quaint sidewalks, patios and pedestrian destinations
- we should have a good retail plan beyond what we have today
- there should be limits on building height and set backs
- creating a design model would assist the transition between buildings and parkland

A vision should also be created for Bay St. to promote a family friendly high rise with the appropriate options for larger units. As well a vision for Church St. could focus on student lifestyle similar to Greenwich Village.

We can proactively sell our vision to the developers outlining what we want our neighbourhoods to look like. All are encouraged to give this some thought and come forward with ideas so that we have a common voice to move forward and present these ideas to the experts.

COMMUNITY SAFETY – 52 DIVISION (K. Suddes + M. Josefovic)

Staff Sgt. Kevin Suddes and Sgt. Michael Josefovic, members of the Police Community Neighbourhood Liaison Response Unit, introduced Sgt. Arlene Duffy, as the new BCCA liaison Officer, replacing Sgt Michael Josefovic, who has been assigned to other duties.

The officers shared some statistics and then opened the floor to questions, generating further discussion.

52 Division which stretches from Spadina St. to the West side of Yonge St. and from Bloor St. to the lake continues to be one of the safest areas in Toronto. Minor incidents have occurred in the form of thefts, primarily at the student dorms at the University of Toronto, caused by students leaving their doors unlocked. The Star publicized assaults at College Park, a popular hangout for teenagers, occurred late at night and involved the stealing of cellphones. As a result, extra patrols were put in place in partnership with 51 Division to control the latter.

A neighbourhood safety project was also put in place from September to January by deploying 12 additional officers to Bay St. and Yonge St. with increased police visibility in December over the Christmas shopping season.

Conversation ensued regarding offenders with mental health issues who are arrested and released vs. provided with the required mental health medical attention. The police explained that this in fact is challenging and that community organizations, such as 6 St. Joseph House, can assist the Mobile Crisis Intervention Team (MCIT), whenever possible, to get the proper mental health medical attention to those that need it.

The police encouraged all not to hesitate to call them when you feel that something is not right.

11 WELLESLEY ST. WEST (P. Linnett)

Peter Linnett provided a brief overview of the state of affairs and the subsequent sequence of events executed to garner the acquisition of 11 Wellesley St. West as city park land:

- this area is the second most densely populated area in the city with 2X the targeted intensification rate, 20 years early, with no green space
- 5% of land or cash in lieu of is allocated when development begins; \$135M resides in Section 37 at current for citywide use
- 2.1 acres of land, originally part of the Opera House and later Morguard development remained undeveloped
- BCCA identified the need for a park at 11 Wellesley St. West in March 2011
- BCCA + CWNA joined forces, supported by BENA and GYRA
- letter writing campaigns began, asking Infrastructure Ontario to negotiate the sale of this land to the City of Toronto for public parkland
- July 2011 marked the formation of the Bay Community Committee for the Procurement of 11 Wellesley St. West for Public Park
- the community joined forces and wrote 750 letters, signed 3000 petitions, painted a mural, marched on Queen's Park, released a YouTube video and press releases, and painted the hoarding, remaining determined to win this cause
- Ian Flett provided legal services to the community by pursuing an environmental investigation
- despite the efforts, Councillor Wong-Tam was unable to obtain the City of Toronto approval and the timing was further compounded by the fact that the government had ignored us and had sold the property to Lanterra
- October 2012 members of the BCCA successfully debuted before the City Staff Committee to approve the use of some park funds to purchase the land from the developer

In summary, our work continues.

KEYNOTE SPEAKER – S. Tracy, past President of the BCCA, welcomed Royson James, Urban Affairs Reporter for the Toronto Star

Royson James' wit and charm captivated the audience's attention as he described how he loves to celebrate people, issues and challenges that range from the TTC to Guns and Gangs to financial woes like the Casino to the proposed Mirvish condominiums on King St. but most of all to the misadventures of our Mayor. He recounted some comical anecdotes about Mayor Ford concluding that there is always something to write about.

Royson also reminisced about his work in this location. His first assignment was in 1979 when he covered the Buddy Evans inquest about a bouncer who worked at a Yonge St. bar, and was shot by the police. He later wrote an article on the Opera House development that was supposed to be built on Bay and Wellesley St. West. He appreciated hearing about the BCCA's current issues and challenges throughout the meeting and has encouraged everyone to talk to him about writing a column for matters that we are pushing for.

After a few closing remarks, President N. Waite officially ended the AGM meeting at 9:00 p.m.

These 2012 Annual General Minutes were written by Cathy Carnevali, Secretary of the BCCA.