



# Bay Cloverhill Community Association

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Minutes of the Annual General Meeting

November 6, 2013

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 7th Annual General meeting of the Bay Cloverhill Community Association. Norm extended a thank you and expression of appreciation on behalf of the BCCA, to Mehdi Zobeiry, General Manager - Programs, Metro Central YMCA for the YMCA's ongoing support and community partnership especially for providing the venue for tonight's meeting. Mehdi Zobeiry welcomed everyone and spoke briefly about the various programs such as the Alternative High School Program, Daycare and Newcomer Centre services. Mehdi encouraged all to visit the YMCA, a dynamic centre within the community, to which he and his team are always looking for new and exciting ways to communicate and build upon the betterment of the community.

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 Joseph House, University of Toronto - St. Michael's College, Downtown BIA, 52 Division – Toronto Police Services, Meridian Credit Union, Councillor Kristyn Wong-Tam, Tristan Downe - Dewdney and residents of the BCCA as well as neighbours .

A special thanks to AJ Haig, Branch Manager – Meridian Credit Union for providing this evening's refreshments and door prizes.

Norm reflected upon tonight's participation as "What does a community look like?" "This is what a community looks like."

## **QUORUM & APPROVAL OF AGENDA** (N. Waite)

Nine (9) voting member buildings were represented. A motion to accept the agenda as written, was moved by N. Waite, seconded by L. Whelpdale; carried.

## **RATIFICATION OF NOVEMBER 14, 2012 AGM MINUTES** (N. Waite)

Minutes of the 6<sup>th</sup> 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. M. Wakim had moved the approval of the minutes as written, seconded by W. Dumas; carried at the September 13<sup>th</sup> BCCA meeting. N. Waite moved to confirm the adoption of the November 14, 2012 minutes as posted, seconded by M. Green; carried.

## **RATIFICATION OF FINANCIAL STATEMENT** (N. Waite + M. McCron)

The financial statement beginning on October 1, 2012 to September 30, 2013 was reviewed by the BCCA at the October 10, 2013 meeting. Copies of the financial statement were distributed and reviewed. The Association remains in good financial condition with a surplus of \$284.87.

A question was raised from the audience related to membership fees. The BCCA fees are set at a nominal fee per unit within member buildings and have never been increased. The suggestion made from the floor was to

consider re-examining and raising the fees as/if warranted.  
M. McCron moved to adopt the report, seconded by W. Dumas; carried.

## **THAT WAS THE YEAR 2013** (N. Waite)

The BCCA proudly presents some key accomplishments of a “year in review”:

### **New Members and Community Partners**

- 11 St. Joseph St. and its 310 residents as a new member building
- ten (10) Opera Place businesses, located east of Bay St. from Grosvenor to as community partners

### **Public Recreation Ping Pong Tables**

- Dianne Moore, a local BCCA resident, introduced the concept of outdoor concrete Ping Pong tables, the first of which has been installed on the University of Toronto, St. Mike’s campus. 7 more tables will be located in parks throughout Toronto within the coming months. This form of free recreation and outdoor exercise builds strong community

### **BCCA Community Branding**

#### **Bronze Plaques Complement the Bioswale**

- 4 elevated bronze plaques, mounted on stainless steel poles have been erected to provide a crowning touch to the Bioswale, located between Wellesley St. West and Grosvenor St. Each plaque has a quotation, and of significance to the greening initiative, the plaque in front of 889 Bay St. reads “Between a human and a tree is breath. They are each other’s air”

#### **New Street and Lane Signs with BCCA Logos**

- street and lane signs inventory was completed this past summer, and 66 new signs were then approved by Councillor Wong-Tam. 3 different sign options with BCCA logos were developed and one was chosen by residents to provide the best distinct community identifier

### **Laminating Street Poles**

- fifty nine (59), forty year old aging and rusted street poles, located on both sides of Bay St., from College St. to Charles St., were identified and approved by Councillor Wong-Tam to be replaced. They will be recovered in a green colored, leaf design laminate to keep with the bioswale and greening themes. This new covering will hide rust and repel graffiti

### **BCCA Website**

- the BCCA website continues to prove its effectiveness as a primary communication tool, witnessing an average of 300 unique online visitors each month. Please continue to visit our website [www.baycloverhill.ca](http://www.baycloverhill.ca)

### **Historic Yonge St. Heritage Conservation Study**

- community members participated in researching and cataloguing historic buildings on Yonge St.
- public consultation meetings were held to provide informational project updates and solicit ideas and views for buildings within the historical boundaries’ conservation plan

### **Monitoring and Championing Neighbourhood Development Projects**

- there are currently 12,000 residents in our neighbourhood with an anticipated 62% in population rising to 20,000 by the year 2018
- the U Condos alone consist of 2 towers, west tower has 45 stories and the east tower has 55 stories, adding an additional 755 units equating to 1500 residents
- the landscape is changing; Sutton Place Hotel has been sold, Bistro 990 demolished and numerous developments such as 1000 Bay St., 5 St. Joseph, U Condos etc. are in the plans
- we are a fast growing intensified community

### **Evolution of Neighbourhood Parks**

- Cloverhill Park was the benefit of the U Condo developments. This parcel of land reflects the early topography, farmland donated by John Elmsley to the school and the church. He later

named neighbouring streets after his favourite saints. Park Design Public Consultation meetings were held in Dec 2012 and May 2013. The completion date is targeted for 2015

- Opera Place Park (Leaf Garden) safety has been monitored and improvements made through the efforts of the YMCA, City of Toronto Parks Ambassador, BCCA CPLC members, 52 Division and the office of Councillor Wong-Tam
- 11 Wellesley St. West was the centre of major lobbying, through petitions, letters, marches and painting the hoarding to acquire public parkland. Lanterra Developments who purchased the land agree with and support the community's vision as well as the strong advocating leadership that they have witnessed. Collaborative work will continue through Community Consultation meetings to influence a less ambitious podium and more green space

### **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
- Lanterra Developments for their partnership re 11 Wellesley St. West

Councillor Wong-Tam applauded this past year's accomplishments citing that Ward 27 consists of diverse neighbourhoods of which the Bay Cloverhill community is truly a neighbourhood for people. This, she reflected is further supported through the core values and working relationships the BCCA have developed and exhibit to:

- represent the best of Toronto in working to maintain a diverse, safe and beautiful neighbourhood
- continue to demonstrate an extraordinary ability to forge new partnerships and strong relationships with other neighbourhood associations (CWNA, BENA and GYRA) and community partners
- work very effectively on behalf of the community spending time and effort to lobby, champion issues, participate in development application plans and overall improvements

Councillor Wong-Tam is looking forward to continue working in collaboration with our community in 2014, with a special focus on:

- reviewing development applications and standing together to fight for quality construction, public space as well as affordable and accessible housing
- pushing forward the 11 Wellesley St. West application plan for one tower plus parkland

In closing Councillor Wong -Tam commended community members, encouraging all to keep up the great work. She and her staff look forward to their continued support in 2014 and relies on our excellent ambassadorship to embrace significant events such as 2014 World Pride.

### **BAY CLOVERHILL VISION** (K. Holden + R. Fabian)

The BCCA vision provides a public voice to describe the future of the neighbourhood we want to see in terms of:

- open neighbourhood for those who want downtown high-rise living
- a welcoming home to families, individuals, young and not so young
- diversity which will be supported and maintained
- residents will be encouraged to put down long term roots and owners encouraged to occupy their units

The elements of this vision focus on public space, buildings and diversity of retail and commercial presence. The objective is to further collaborate with the public, local community and business associations, city hall and developers to ensure that new projects support the vision.

This project will continue to evolve over time. At this point the Ryerson, Urban Planning Studio Group have been assigned to further assess aspects such as the style of buildings, retail, knock out panels etc. Community meetings and focus groups will be scheduled to inform residents and solicit ideas. All are encouraged to express ingenuity and inventiveness to help realize this vision and make this the downtown neighbourhood that everyone wants to live in. Input is welcome and can be submitted through [info@baycloverhill.ca](mailto:info@baycloverhill.ca) or [www.baycloverhill.ca](http://www.baycloverhill.ca). Brochures were distributed.

**KEYNOTE SPEAKER** (Jennifer Keesmat , Chief Planner, City of Toronto – Renowned Urbanist)  
**A Fresh Approach to City Building**

Jennifer acknowledged that the BCCA vision is in line with the City of Toronto Planning vision which captures all that is best for this city being inclusive and creating places for people to flourish. She commended BCCA's proactive approach and encouraged continuing the collaborative work since City Planning cannot accomplish it all alone, in view of the fast growing pace of the city.

Jennifer highlighted the following points:

- City Planning is organized under 5 categories, community planning, policy research, urban design, transportation and zoning
- City of Toronto has hired consultants to look at strengths, weaknesses, efficiencies and created the first Divisional Strategic Plan
- the Official Plan outlines vision, priorities, guiding policies
- the focus for the city is on diversity, leadership, continuity, opportunities, beautification, stewardship and inclusivity
- the guiding principles encompass, safety, pride, sense of belonging for all ages, good quality of life, vibrant neighbourhoods, affordable housing choices, comprehensive and affordable transit systems and integrated land use as well as providing fulfilling employment
- key priorities include the Waterfront, cultural facilities, beautiful architecture and urban design
- policy needs to transform the shape of the city
- the OMB issue is very complex in nature and needs to be refined not abolished

In summary, Jennifer re-iterated that the city has to be more strategic and more efficient with less resources to tackle the ever challenging, complex and numerous projects ahead.

**COMMUNITY SAFETY – 52 DIVISION** (R. Bobbis)

Sgt. Robert Bobbis, member of the Police Community Neighbourhood Liaison Response Unit, commended the fact that community safety was part of the City of Toronto's official plan. 52 Division continues to focus on enforcing safety measures within our community. Further targeted efforts were put into plan, this past year, as result of a spike in criminality involving drug dealing, assaults and street robberies.

The Deputy Chief assigned four officers to police and concentrate solely on our community. As a result drug and gang violence was eradicated out of College Park. Trespass to Property Act as well as Safe Street Act were both enforced, shrubs were cut back, electricity removed and lighting improved to disable and discourage further criminal activity. This has now become a family friendly area within our community.

All were encouraged to continue to communicate and collaborate with police and invited to attend the upcoming 52 Division CPLC Town Hall Meeting on December 4<sup>th</sup>.

## **ELECTIONS OF 5 BCCA DIRECTORS** (M. McCron)

The BCCA Constitution states that to stand for an Executive office, a person must be a member in good standing of the Association and be nominated by 2 members of the Bay Cloverhill Community Association. Only elected members of buildings can vote.

The following nominations were made:

R. Whitten-Stovall has been nominated for the 2 year position of President by H.Motha and seconded by N. Waite

C. Carnevali has been nominated for the 2 year position of Secretary by W. Dumas and seconded by M. Tait-McClellan

N. Waite has been nominated for the 1 year position of Treasurer by H. MacEwen and seconded by J. Moore

M. Tait-McClellan has been nominated for the 2 year position of Director at Large by K. Holden and seconded by H. Motha

H.Motha has been nominated for the 1 year position of Director at Large by R. Whitten-Stovall and seconded by C. Carnevali

Since no other nominees came forth, Marion declared that Rick, Cathy, Norm, Marilyn and Henry were all elected by acclamation.

AJ Haig drew the door prizes.

After a few closing remarks, President N. Waite officially ended the AGM meeting at 8:57 p.m.

Willow Dumas motioned to adjourn the meeting

These 2013 Annual General Minutes were written by Cathy Carnevali, Secretary of the BCCA.