



**BCCA Meeting Minutes
October 15, 2019**

Agenda:

Quorum was met with representation from 9 out of 12 Member Buildings.
The meeting started at 7:00 pm with J. Candido as the Chair.

1a) Approval of Agenda

The agenda was accepted by motion by T. Gardiner, seconded by M. Noonan; carried

1b) Approval of BCCA Meeting Minutes September 9, 2019

The BCCA Meeting Minutes September 9, 2019 were accepted by motion by K. Holden, seconded by C. Dingemans; carried

2) Reports

2a) BCCA Constitution 3.0 Membership (J. Candido)

The modification for the following item was reviewed:

3.5 BCCA Consultant and Contributor Roles

- i) Such appointments may be made to provide the BCCA with additional valuable advice on matters of interest.
- ii) Appointments are valid for *up to* one year and may be renewed by majority executive vote.
- iii) These appointments are non-voting
- iv) The role of a **BCCA Consultant** is to provide expertise or informed advice in a particular area *and may be short term in nature.*
- v) The role of a **BCCA Contributor** is to provide general wide-ranging expertise in a variety of areas *over a longer period of time.*

The BCCA Constitution 3.0 Membership was accepted by motion by W. Dumas, seconded by T. Gardiner; carried

2b) BCCA Development Guidelines for Proposed Development Sites (K. Holden)

See attachments:

Attachment 1 Quick Tools/Possible Actions for a Development

Attachment 2 Negotiation Requests to be made of the Development Company Zoning, Site Planning, Construction Plan, City Approval Needed

Attachment 3 Required of all Site Plans Before Approval by Council

Attachment 4 Status of TOcore

Attachment 5 Issues that the BCCA Must Consider for All Development Sites

Attachment 6 Protocol For Informing Councillor(s) and City Planning of BCCA Meetings with Developers

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2c) Q&A

Wind Studies (M. Litvack)

The importance of wind study impacts should be addressed with the following questions:

- How do wind studies impact new developments?
- How do we mitigate this?
- We need to focus on seasonal wind studies, studies on adjacent buildings, time of day, minimal and incremental wind etc.

2d) **Interest in Participating in the following Working Groups:** (K. Holden)

The BCCA has been invited to participate in the site planning work group meetings for the following developments. Members were asked if they were interested.

- **Planning of University Avenue to Create Green Space and Bike Lanes and Possibly Remove the Centre Gardens** - R. Pollett and T. Gardiner expressed interest in attending
- **Planetarium Re-development of 78 to 90 Queen's Park Crescent-** D. Doolittle expressed interest in attending as an observer.

2e) **Request for Assistance with BCCA AGM** (C. Carnevali)

Registration Desk

H. MacEwen and C. Dingemans volunteered to work the registration table.

Possible Food Pick-up

T. Gardiner volunteered if required.

3) **Upcoming Community Events** (C. Carnevali)

- **52 Division Town Hall – November 6th, 255 Dundas West 6:30 pm - 8:00 pm**
- **Yonge St. Environmental Assessment Public Consultation – November 21st, YMCA 20 Grosvenor St. Auditorium 4:00 pm – 8:00 pm**
- **BCCA AGM – November 21st, YMCA 20 Grosvenor St. - Grosvenor Room**

4) **Any New Business** (All)

4a) **16 St. Joseph Street Renovations** (R. Pollett)

Major issues have surfaced with the renovations being made by Akelius Canada to this 1927 Edwardian heritage building. The construction that is underway is believed to be unsafe with no regard to cleanliness or for their tenants' wellbeing. Akelius Canada has now submitted a rezoning application to demolish the existing garages and build 5 apartments. Neither the tenants or surrounding neighbours received any notification of the application hearing scheduled for October 23rd.

Several recommendations were made as follows:

- enlist support from neighbours (5 St. Joseph Street, 11 St. Joseph Street, BCCA) to write letters to the Variance Committee to ask for a deferral and slow down the process

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- assign a spokesperson to speak on behalf of the tenants at the Variance Committee meeting
- contact Accessibility Services Canada regarding Accessibility for Ontarians with Disabilities Act (AODA) to report unsafe and unhealthy construction conditions
- Kathryn has volunteered to provide guidance and assistance to the tenants

Meeting ended at 9:20 pm.

The end of the meeting was accepted by motion by T. Gardiner, seconded by W. Dumas: carried.

Next Meeting: BCCA November 21st AGM

Date: Thursday November 21st

Location: YMCA 20 Grosvenor St. – Grosvenor Room

Time: 7:00 – 9:00 pm

Registration: 6:30 pm

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Attachment 1 Quick Tools/Possible Actions for a Development

1. H O L D: Site Specific By-Law—HOLD on a development until the preliminary community needs are met.
2. When height of a development is set, stipulate that the air rights above that height are the property of the city. This prevents COA requests for additional height.
3. Yonge Street Planning Framework: will provide some rules but it has been delayed until early 2013. Note: Phase 1 was mediated/resolved as of 2016. Phase 2 regarding Heritage still not resolved as of October 2019.
4. Tall Buildings Downtown Study : will provide some regulations but it has been delayed until early 2013 also. Now resolved.
5. Bloor Corridor: is a visionary study.

September 26, 2019:kah

Attachment 2 Negotiation Requests to be made of the Development Company Zoning, Site Planning, Construction Plan, City Approval Needed

Zoning negotiations and Site Plan negotiations are 2 separate processes. At the present, the Planner on the file can agree to a site plan. However, the Councillor has the option of requiring the Site Planning to be approved by City Council. Thus, just because the Zoning has been approved, site planning is not automatically given.

On very tight lots, it might be useful for the Site Plan approvals to be considered before the zoning is agreed to and approved. The developer should not assume that the construction strategies will automatically be given assent.

A hold can be placed on a Zoning approval to allow sufficient time for needed approvals of a specific outstanding element of a development.

The approvals for a specific application could/should/might be contingent upon the construction strategies/plans being agreed to and approved by the Planning department and numerous other city departments such as Transportation, Heritage, Engineering, etc., and finally, the City of Toronto. Again, the developer should not assume that the construction strategies will automatically be given assent....even if the Zoning has been approved by the City.

In the end, the site may not be large enough to support the proposed development plans and may need to be altered and/or reduced.

In short the plan may constitute over development.

Specifically relating to 95 St. Joseph:

Can the site support what is needed for the Heritage conservation and the excavations.

Many agreements will be needed with the city and all of the neighbours/neighbouring stakeholders for the construction staging and shoring needs for this development (examples are Shoring agreements, Crane agreements, Truck marshalling locations, hoarding location agreements, an agreement for a location for staging activities, etc.)

Many intrusions onto the public realm and on the private property of all neighbours to the west/south/east edges will be required for the construction phases.

April, 2019, Revised on July 4, 2019:kah

Attachment 3 Required of all Site Plans Before Approval by Council

From Councillor Wong-Tam:

(Since virtually all construction sites need to encroach on the public domain, these ten conditions are required of virtually all developments in the ward.)

1. Directing the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
2. Directing the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
3. Directing that the street be returned to its pre-construction traffic and parking regulations when the project is complete.
4. Directing the applicant to sweep the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
5. Directing the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
6. Directing the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
7. Directing, in areas where no cycling lanes exist, in consultation with Transportation Services, to install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclist to safely share the road.
8. Directing the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
9. Directing the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
10. Directing the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

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Attachment 4 Status of TOcore

The original version of TOcore is in effect with all development applications that were submitted to the City of Toronto prior to June 6, 2019. That is the date on which the Government of Ontario gave its decision on the approval of the TOcore Secondary Plan. Their approval included hundreds of changes to the terms of the original TOcore policies.

TOcore provides the Secondary Plan for the Downtown Toronto area extending from the CP Rail line (Summerhill) to the north, Bathurst Street/Garrison Creek to the west, The Toronto Islands to the south, and the Don Valley Parkway to the east.

Thus, the TOcore changes made by the Government of Ontario affect only the development applications submitted to the city after June 6, 2019.

The province added this:

"This Plan does not apply to applications for official plan amendment, zoning by-law amendment, draft plan of subdivision or condominium approval, site plan approval, consent, or minor variance which were complete prior to the approval of this Plan and which are not withdrawn. In-force site-specific official plan and/or zoning by-law amendments shall be deemed to conform with this Plan."

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Attachment 5 Issues that the BCCA Must Consider for All Development Sites

NOTE: *The policies for these issues below can be found in the TOcore Secondary Plan, pages 40 to 49.*

25 Metre Tower Separation:

This is City of Toronto Policy. It is a minimum distance between towers.

This metric has been in place for a long time, probably more than 2 decades as a guideline and now it is part of TOcore policy.

The 25 Metre Tower Separation applies to all structures that are 7 storeys or more.

In general, the BCCA should push hard for this standard minimum tower separation in all developments. If the opportunity arises, a greater than 25 metre tower separation is desirable.

NOTE: This should be an inflexible BCCA objective.

Sun Shadow Studies:

The City does NOT always do its own sun/shadow study for an application.

It is not clear exactly what initiates a separate city sun shadow study.

TOcore has produced quite specific policies on Sun/Shadow.

NOTE: The BCCA should be familiar with these policies and remain inflexible in the protection of sunshine in our parks and public realm.

Greening, Public Realm and Parkland Dedication:

The downtown is not likely to have future opportunities to procure more new parkland. I, personally, do not know of any new space that the BCCA could acquire for Parkland Dedication.

Despite that, the population will continue to rise within our community and more parkland will be needed.

Creating green space where none exists:

Public Realm becomes more important in this instance.

The BCCA needs to stand firm on:

- Bigger setbacks from the lot line of a property to make it possible to have trees planted along the public domain and the lot line.
- The trees should be planted using Silva Cell/Soil Cell or bioswale technology.
- All tree lines should be planted on top of soil and not over an underground garage.

As a less hopeful plan, tree trenches may be an option ONLY if the details are well described in the landscaping plan. Too often garbage from the construction is thrown into the bottom of the tree trench. This makes the specification of soil quantity (depth/width) and quality to be very specific and extremely important.

POPS:

When hope is completely lost for any green space on a site, consider a POPS that uses part of the ground level area beneath the second floor and open to the public sidewalk.

Often the ground level of a building is extra tall and this gives an opportunity to have a large area (one third to one half of the footprint) made available for everyone, both community residents and unit owners to share a ground level green space.

This would not be intended for retail use.

It would serve solely for use as a public green space/POPS. It would be similar to the private outdoor amenity spaces created for the building owners, usually on higher levels and inaccessible to the general public.

NOTE: Inflexible BCCA Position: The BCCA should stand firm on greening and all tree planting options.

Built Form, Massing:

Built form is the actual shape of the box that constitutes the development structure.

That includes podium, tower(s), setbacks, stepbacks.

It must be complementary to the neighbouring architectural elements in both size and design.

It must meet the criteria that allow the shorings, staging, deliveries, hoarding, crane movements, and all of the necessary parts of the construction phase to have sufficient space to happen.

If the site is so over-built that this construction phase cannot happen in an orderly manner for the community, there should be some adjustments to the plans.

NOTE: Working Groups for the Site planning process are needed for all of the 5 developments currently active within our community. All of these sites are very tight.

NOTE: For most of the sites we are currently reviewing, we should be requesting of Katherine Bailey that she nominate them to be put on the Design Review Panel for panel study. I say that all of these sites are being tremendously overbuilt.

Transportation

The developer is required to have a transportation report prepared for the application. This report is often fairly difficult to read because it can be technical and also full of numbers.

You may find the transportation drawings less complicated to understand than the architectural drawings.

You may wish to use the drawings in the transportation report to study the development ground level and underground levels. These levels are very important to the smooth movement and functioning within the building, including elevators, the services of garbage pickup, move-ins, mail and parcel delivery, etc.

The BCCA is in a position to be able to make good suggestions if we really pay attention to these building basics. We have a lot of experience with existing buildings including our own building and others within our BCCA membership.

Also we are able to glean ideas by observing numerous transportation reports over time.

NOTE: A poor transportation plan probably makes a building that functions poorly.

Pick-up and Drop-off:

This is part of the transportation plans for a development.

In the ever densifying downtown, these 2 services should NOT be placed in the public realm.

If we are to lose width on our streets, we should support ONLY greening and landscaping. Drop-offs need to be internal to the building.

Wind Study

All development applications require a preliminary wind study to be part of the application submission.

During the Site Planning Phase, a final wind study is required.

These final wind studies are available on-line.

The BCCA needs to have read and understood the trouble points on the Final Wind Study.

NOTE: Consider the wind issues of Polo 1 with patio furniture being blown off a balcony at U condos and smashing through a window above the 20th floor of Polo 1 across the street. The BCCA should be requesting wind study points at levels above the ground level. We need some advice on this point.

NOTE: Possibly, intersections such as Bay/Wellesley should be part of each and every wind study for our area.

NOTE: Special attention should be made for wind on all of our new parks and also on the public realm where it has been “greened”.

Transition

(Taken directly From TOcore, Chapter 9,)

Transition between areas and buildings of differing scales is an important principle of the Official Plan. Transition means that buildings adopt some of the characteristics of both the existing and planned context without necessarily replicating the form or design precisely. Transition allows for buildings of disparate heights, scale, type and use to have adjacencies yet still be perceived harmoniously from street level and contribute to the overall context and quality of the streetscape. Transition in scale minimizes the impact of large-scale developments on surrounding areas, including adjacent and nearby low- and mid-rise buildings and heritage properties, and maintains access to light, views and privacy. Methods for creating transition between buildings, and between buildings and the public realm, include angular planes, stepping height limits, location and orientation of the building, the use of setbacks and step-backs of building mass, as well as separation distances.

Downtown includes many built form scales and types, with singles, semis, townhouses, walk-up and mid-rise apartments, mixed-use mid-rise buildings and tall buildings. In some areas there is a consistent pattern and scale, determined by historic lot patterns and building type, while in other areas, there is a mix of building types and scale, even within a single block. Each of these areas has its own distinct character, which will be respected by ensuring that the massing of development responds to surrounding areas, including adjacent and nearby buildings and areas. Many tall buildings have been constructed Downtown over the last several decades, and with the increasing numbers of tall buildings, there is a greater need to ensure that these buildings provide transition to each other and to other scales and forms of development.

Heritage

Tuesday, July 23, 2019:kah

Planning a Development in the BCCA Community, four Questions of concern

1) **Projected impact:** What will be the projected impact of the building on those in the neighbourhood? What will change in the lived experience of those who live, visit, shop or just walk by the building?

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2) **Design Language:** Does the building "speak" the design language of its environment? Is its approach to solving design problems consistent with the approach taken by the buildings in the neighbourhood? (Such design compatibility leads to a sense of wholeness and is pleasing to people.)

3) **Respect for Good Design Principles:** Does the building respect good design guidelines? Depending on the context there will be implicit or explicit guidelines for such things as "Height of podium; setbacks; stepbacks; massing; wind; green space (The Green Loop)".

4) **Community Influence:** What leverage might the community have to influence the project? Knowing our strength can be important in discussing possible changes to the plan. It's a question of how much change might we be able to win.

Prepared for the Development Committee Meeting at City Hall on June 19, 2019

Discussion Starting Points from Bob Fabian

July 31, 2019:kah

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Attachment 6 Protocol For Informing Councillor(s) and City Planning of BCCA Meetings with Developers

- inform the respective councillor and city planner of any scheduled meetings
- provide minutes of such meetings to both the Planning Department and the Councillor for the ward in which the development site is located.

October 4, 2019: BCCA Executive

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