



BCCA General Meeting (Zoom) Minutes September 21, 2020

AGENDA

Welcome Back Wellness Check-in (All)

Quorum was met with representation from 8 out of 14 buildings. The meeting started at 7:03 p.m. with President Marilyn Tait-McClellan as the chair.

1) GENERAL

1a) Approval of September 11, 2020 Agenda (M. Tait-McClellan)

The Agenda was accepted by a motion by C. Dingemans and seconded by T. Gardiner; carried.

1b) Approval of BCCA Meeting January 20, 2020 Minutes (M. Tait-McClellan)

The Minutes of the January 20, 2020 were accepted by a motion by T. Gardiner and seconded by K. Holden; carried.

1c) Treasurer's Report - Issuance of BCCA Financial Statements (N. Waite)

The end of fiscal year 2-page financial statement ending September 30, 2020 will be e-mailed to all building reps and executive members on October 1st, 2020.

1d) BCCA Elections (M. Tait-McClellan)

The position for BCCA Executive Member at large was again put forth to request if anyone would be interested in filling this position in 2021. Christine Dingemans is interested.

1e) Future BCCA Meetings

BCCA Development Committee (K. Holden)

The BCCA Executive team has reassessed the need for numerous meetings in an attempt to eliminate redundancies in reporting and the associated increased workload. As a result, the general consensus reached was to combine the Development Committee meetings with our BCCA General Meetings since the majority of time on the agenda has been spent discussing development activity and the focus will remain on more in-depth discussions and updates on same.

We will continue to monitor and reassess the effectiveness of this decision on a trial basis.

November 16, 2020 (M. Tait-McClellan)

A BCCA General Meeting will be held in lieu of the formal AGM this year due to COVID-19.

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2) REPORTS

2a) Pole Wraps (N. Waite)

Additional funding is in place to complete the final phase of the pole wrap project. 2 additional wraps will be installed-one at 955 Bay St./the other at the north-east corner of Bay St. and Phipps St. 63 tops of the aging hydro poles will be painted covering a 12 to 18 inch heavily encrusted rust section of each pole. Repair work will be done to restore damaged poles that were installed 2 years ago. (white graffiti marks, tears and gouges in the fabric, sections of the decorative wrap which have been torn off)

The tender for this project will be issued this winter by Robert Mays, a Senior Project Manager for Neighbourhood Projects with Transportation Services.

The project is scheduled for completion in 2021.

2b) St. Joseph Street Safety and Greening Plan (East) (C. Carnevali)

CentreCourt was approached and invited to a walkabout on February 3rd to request and determine if they would be interested in contributing to community betterment/benefits in terms of a safety and greening plan for St. Joseph Street.

Ideas were generated and a follow-up meeting was held on August 28th.

Mitch Gascoyne VP Development explained that progress had slowed down due to COVID-19. He presented the following concepts for the 4 corners:

- Planters
- Street markings such as road murals
https://www.google.com/search?q=raod+murals&rlz=1C1CHBF_en&oq=raod+murals&aqs=chrome..69i57j0l7.2453j0j15&sourceid=chrome&ie=UTF-8
- These can be decorative, abstract, colorful, related to branding etc.
- Mitch Gascoyne would like to hire STEPS Initiative, a non-profit group to do the work
<https://stepsinitiative.com/>
- Street markings/ road murals and planters
- Precast low-rise decorative curbs along the edges

The BCCA were invited to submit ideas and concepts. A meeting has been scheduled for October 27th to review new proposed plans based on our input.

2c) Proposed Plans for Breadalbane St. to Connect 2 Parks (K/Holden/J. Candido)

The plan to make Breadalbane St. a pedestrian priority by connecting Dr. Lillian McGregor Park and Opera Place Park has been presented to Councillor Wong-Tam and the City Planning team. The intent is to create distinctive space and provide animation in terms of seasonal events (i.e.: ice rink, farmer's market etc.).

Any suggestions from the community would be welcome.

See map attached.

2d) Traffic Signals at Bay St. and Grenville St. (M. Tait. McClellan)

The contractor will be removing the mast arm already installed and upgrading it to a bigger arm next week. After that is complete, they will schedule the line painting. The signal should be activated by the end of August/early September. The line painting will be done prior to activation. This work is typically done the night before activation. The bollards will be installed after the line painting is complete.

2e) Clover Hill Park (C. Carnevali)

The City has paid the developer for the work done. The developer now needs to issue the paperwork to complete the conveyance so that the park becomes City property.

Once they provide these documents, it will still take a few days (possibly up to two weeks) for The City of Toronto Legal Department to review and complete the conveyance so that the park becomes City property. If the developer opens the park sooner then they will be assuming all liability until the conveyance takes place.

We have asked the City of Toronto Parks to reassess fencing the north end of the park to ensure added safety. While it was not in the original plan or budget, they will look at the possibility of adding potted plants as barriers.

The U Condos will be installing large planters with approved seasonal changes in their POPS which is adjacent to the edge of the park.

2f) Neighbourhood Safety (C. Carnevali)

A Zoom CPLC meeting was held on September 9th. BCCA safety concerns related to an increase in homelessness, park encampments, attempted break-ins and pedestrian safety with cyclists riding bicycles on sidewalks were presented. The police are launching a Back to School and Bicycle Safety Campaign. This campaign will promote Toronto's Vision Zero Road Safety Plan. On Friday, September 18th, 2020, CRU Officers from Team 1 attended the Bay Street Area Corridor and conducted enforcement in the area specifically focusing on Cyclists / E-Bikes/ Scooters riding on the sidewalk.

High visibility education and enforcement was conducted by the Officers at various intersections starting at Bay St. and Wellesley St., moving throughout the area towards Bay and Bloor 7 Provincial Offence tickets were issued.

Several cautions were given.

Several community members approached Officers and thanked them for being in the area.

3) DEVELOPMENT UPDATES

3a) 10-16 Wellesley St. West (C. Carnevali)

The revised site plan application was filed on August 12th. The site will be renamed 8 Wellesley St. with no specific name.

The estimated breaking of ground is Summer 2021 delayed by COVID-19 and dependent upon moving forward with the marketing and sale of the units.

Mitch Gascoyne - VP Development, will contact Councillor Wong-Tam's office to co-ordinate a Construction Plan meeting and the Working Group meetings.

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3b) 2G (Grenville/Grosvenor): Greenwin Inc. (J.Candido /N. Waite)

The 2G project team has had the opportunity to review the document that the BCCA sent along. They thanked us again for taking the time and consideration to do that. It has been very helpful for them to have that feedback while the project team has been working on revisions to the proposal.

They are hoping to discuss the BCCA's Green Space and Public Realm Concepts for the Grenville/Grosvenor proposal in greater detail along with the overall revisions to the application as they work towards an application resubmission.

This meeting is scheduled for September 24th with the BCCA.

3c) The U of T Banting and Best Buildings (100 and 112 College Street) (K. Holden)

The U of T plans to re-develop these 2 buildings to provide very sleek modern post grad research facilities. A \$125 million grant from the Schwartz Reisman foundation is in place for 112 College St. where demolition has been completed.

Stakeholder discussions for 100 College began several months ago (U of T, Sound Post, City Planning, BCCA, Councillor). No application has been submitted by the U of T. , both the Heritage Department and the Toronto Preservation Board want 100 College Street to be given Level 4 Heritage protection. This seriously hampers the U of T plans for this building.

Discussions are needed to find a good outcome for all

At the September 16, 2020 TEYCC meeting, Councillor Layton plans to make a motion for a deferral of the Heritage Report. The BCCA has sent a letter of support for the deferral.

3d) Green Loop (K. Holden/J. Candido)

A small committee is working to move the more specific details of the Green Pedestrian Loop forward. Almost every element is fluid at this time. Discussions include an official name for the path; the several route possibilities; essential elements such as the parks, gathering places, or activity based points; lighting; route markers; signage; a way-finding map; and lots more. Church Wellesley Neighbourhood Association is interested but not actively involved at this time. We continue to work with the 3 Developers in the BCCA area to make the details come alive on St. Mary Street (1075 Bay), St. Joseph Street (95 St. Joseph) and Grosvenor/Grenville Streets (2G). A major goal is to make the space around each development as vibrant and green as possible. This could also be tied into the Discovery Walks.

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3e) Active Application Proposals

Concept (K. Holden)

The city is slowly trying to expand the scope of neighbourhood improvements as part of the Section 37 agreements and funding. In this way, the developer can provide for an entire block that goes beyond the actual frontage of the site. If the City receives an application submission with a fully planned streetscape including a set of construction plans for the streetscape, it gets special interest and consideration by the Transportation Staff; in such agreements, the developer agrees to plan, construct and pay for the changes to the streetscape. It must be the fully prepared engineering report and the construction plan. A conceptual plan is not sufficient to be of interest to the city.

95 St. Joseph Street: The Daniels Corporation (M. Tait-McClellan)

The BCCA presented the idea of an Active Application to Councillor Layton on July 30th. He responded positively and suggested an information meeting with the stakeholders (University of St. Michael's College, Paul Johnson, Planner, BCCA and the Councillor) which was held on Sept 14th.

An interim plan is being pursued to look into narrowing St. Joseph St. using concrete curbs with planters located between the curb and the boulevard. The University of St. Michaels College will look into having their Facilities Dept. maintain the planter.

This Active Application Proposal has not been presented to The Daniels Corporation as of yet.

1075 Bay Street: Canderel (K. Holden)

February 7, 2020: Canderel proposed a spectacular POPS at the St. Mary and Bay corner and also a Community Hub in the commercial part of the complex. This cannot be a POPS as it has a building above the open space. But! It is still spectacular! It has not been removed from the plans so far.

Planning Department goals: Green rectangle at southeast corner of the site for Parkland Dedication; mid-block pedestrian path; height no taller than U Condos; etc.

Councillor Wong-Tam is very opposed to the existing plans and wants something more like our residential BCCA area,

BCCA: supports the City of Toronto Planning and Councillor Wong-Tam. We are focused on as much greening as possible for the site. We have prepared and sent a map with text on May 12, 2020.

Active Application for 1075 Bay Street:

The BCCA proposes that St. Mary Street become a Pedestrian Priority Street from St. Nicholas Street to Bay Street. North Side: This would require a 4 to 5 foot bulb-out at the northwest corner of St. Nicholas and St. Mary Streets. The bulb-out would gradually dwindle away to zero at Bay Street. South Side: A 3 foot bulb-out at the southeast corner of Bay and St. Mary Streets would gradually dwindle to zero at the entrance to the 25 St. Mary garage entrance. The City of Toronto Planning has talked with Canderel about this proposal. It is not yet known if this will happen.

Benefits of the Proposal for the Community: bigger pedestrian realm; allows for increased physical distancing; enhanced direct view to the Beautiful Arched Gateway Entrance to Victoria College; enhanced BCCA Green Loop on St. Mary Street.

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4) ANY NEW BUSINESS (All)

4a) Planetarium Site at 78 to 90 Avenue Road

- The U of T proposal comes before the Toronto Preservation Board next week on September 29, 2020.
- The BCCA will be sending a letter asking the Toronto Preservation Board to withhold approval of this specific design.
- Your comments in opposition to this specific design for re-development of the site are requested. ***Deadline is Sunday, September 27, 2020.***
- The U of T needs to go back to the drawing board to design something more compatible within the Heritage Precinct.

<https://webmail.bell.net/appsuite/api/mail/UofT%20Proposal%20for%20Planetarium%20Site.jpg?action=attachment&folder=default0%2FINBOX&id=189281&attachment=2.2&delivery=view>

4b) 6 St. Joseph Street (C. Dingemans)

Increased food distribution activity has created concerns regarding garbage in the area.

Action: C. Dingemans will speak with K. Curry, Executive Director – 6 St. Joseph Street

A motion was called by C. Dingemans; seconded by T. Gardiner to end the meeting.

Next BCCA General Meeting – November 16, 2020

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