



**BCCA General Meeting Minutes**  
**Monday November 16, 2020**  
**7:00 pm – 9:00 pm**

Quorum was met with representation from 9 out of 13 member buildings. The meeting started at 7:05 p.m. with President Marilyn Tait-McClellan as the chair.

**1) General**

**1a) Approval of November 16, 2020 BCCA General Meeting Agenda**

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

**1b) Approval of BCCA September 21, 2020 Meeting Minutes**

The Minutes of the September 21, 2020 Meeting were accepted by a motion by T. Gardiner and seconded by M. Noonan; carried.

**1c) Treasurer's Report (N. Waite)**

Our new fiscal year began 6 weeks ago on October 1, 2020. A treasurer's report will be delivered by Norm Waite at the end of each quarter in the 2020/2021 fiscal year.

Presently we have 13 active member buildings and 5 community partners in our Association.

A special thank you to all our member buildings and community partners/businesses for paying their 2020 BCCA membership fees in full and on time.

2021 BCCA Membership Fee Invoices are now being sent electronically not only to our property managers and their respective Boards of Directors but also to our 5 community partners.

65 St. Mary Street and 1080 Bay St. (TSCC#) will be added to the list of Active Member Buildings in our Bay Cloverhill Community Association Brochure in the new year.

**1d) BCCA Election**

C. Dingemans will fill the position of Executive Member at Large, replacing K. Holden.

Since no other nominees came forth, a motion was made by C. Carnevali to declare that

C. Dingemans was elected by acclamation. This was seconded by J. Candido; carried.

**2) Development Updates**

**2a) 95 St. Joseph Street (M. Tait-McClellan)**

Daniel's presented a new design for a proposed 39-storey tower that is a single slab design with the east/west orientation. There will be Seniors' Residences from the ground up to the 10<sup>th</sup> floor and condominiums from the 11<sup>th</sup> floor to the top floor. We believe that the height has not yet been determined. Part of the heritage facade on St. Joseph Street and parts of the east and west will be retained.

The Chapel will be to the west side of the building. The parking garage entrance will be located off of St. Basil's Lane. The existing driveway on the west side of the site will be converted to green space.

The shadow studies indicate that there will be more shadow on St. Joseph Street than on Clover

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Hill Park.

Councillor Layton will schedule the next working group meeting to review/discuss these changes.

**2b) 2G 26 Grenville Street/27 Grosvenor Street** (J. Candido/N. Waite)

The proposed development by Greenwin encompasses the existing parking garage on Grenville St. and the former Coroner's Office on Grosvenor St. On September 24<sup>th</sup>, the BCCA executive team met with Bousfields Inc. to obtain an update. Greenwin is working with Studio TLA to build an integrated walkway between Grenville St. and Grosvenor St. to enhance the green loop. At issue was the 5 trees in front of the garage which they felt needed to be removed and replaced. N. Waite stressed the importance of reassessing the resilience of these trees to further warrant that they should be preserved. Additionally, the shadow impact on Opera Place Park is not clear. The developer will be submitting their application within the next few weeks.

**2c) 1075 Bay St.** (K. Holden)

The BCCA has recommended that Canderel include parkland at Inkerman St. and Bay St., public artwork on St. Mary and Bay Streets, and to make St. Mary Street a more pedestrian friendly shared street by restricting traffic.

There is open space within the building which may be available for renting out to the community.

Application discussions are ongoing with the City of Toronto regarding the tower height and massing.

**2d) 8 Wellesley Street West** (C. Carnevali)

A Site Plan Meeting will be scheduled in late November or early December. K. Holden, M. Tait-McClellan, C. Dingemans, J. Sanassian and C. Carnevali will attend.

**2e) 480 Yonge** (N. Waite)

The Board of Directors of the Peregrine Coop at 18 Grenville St. are unable to determine who the new owners of the Halo condominium development are, since this building was sold following Cresford's bankruptcy.

*Action: BCCA will follow-up with City Planning to inquire about the new ownership*

**3) Neighbourhood Projects**

**3a) Plan for Safety and Greening of St. Joseph Street** (C. Carnevali)

The BCCA met with CentreCourt and Land Art Design, on October 27, to review two options; option A was chosen and later presented to Councillor Wong-Tam on November 9<sup>th</sup>. A meeting will be scheduled in the new year to review same and obtain Transportation Services' approval. Once received, CentreCourt will determine the installation date. They have committed to purchasing the materials, painting the roadway and providing funding for the required maintenance for a period of two years.

St. Joseph Street Improvements Graphics are attached.

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**3b) Discovery Walks/StrollTO** (K.Holden/J. Candido)

Greening in our community has and continues to be our main focus when meeting with developers, city planners and our councillors, so much so that we have created a Green Committee; members are M. Tait-McClellan, K. Holden, J. Candido and B. Fabian.

The committee is working on 2 main projects: BCCA neighbourhood walks and comprehensive suggestions for the greening of all streets in the BCCA area. There will be on-going reports on these issues over the 2021 year.

We will need to determine how to identify and showcase the Green Loop

**3c) Great White Oak Tree** (K. Holden)

In November 2019, a substantial great white oak tree was removed from Queen's Park area due to safety concerns.

The wood was reclaimed by Robert Jarvis and will be treated and dried. The wood will be used for many creative projects. One of those projects will be to build and install a bench near the site of the original tree.

This bench will have an interactive historic feature. The project will be funded by the City of Toronto Parks Department.

**3d) Bond Place Shelter Community Liaison Committee** (C. Carnevali)

C. Carnevali has volunteered to be the BCCA representative on the Bond Place Shelter Community Liaison Committee. They are using a holistic approach to transition and support homeless people who have moved into the hotel shelter.

**4) BCCA Social Media Communications** (C. Dingemans)

C. Dingemans is looking at expanding the Facebook page to a group version which would encourage information sharing and community engagement. The current Twitter page and a potential Instagram account will also be considered.

In addition to this, the creation and issuance of regular newsletters will be explored further.

**5) New Business**

**5a) Section 37** (L. Yager)

Under the existing Section 37, developer contributions are allocated to a specific municipal ward. Bill 108 passed by the Ontario Legislature, effective in 2022, replaces Section 37 with a Community Benefit Charge "CBC" which will be a percentage of land value. Instead of being allocated to a specific municipal ward, the CBC funds will go into one bucket and it will be up to each councillor to get money for their respective ward.

**5b) 73 Queens Park Crescent** (L. Yager)

The demolition of the existing 4 storey Northrop Frye Hall will include the removal of 21 existing trees. The new 5 storey building will be constructed in the adjacent triangle area showcasing a beautiful viewpoint to the existing heritage building.

This development would be located in the Cultural Heritage Landscape Study of the Queens Park area approved by the City.

A. Coopersmith added that the application was received in August 2019 and that a community consultation was held in January 2020.

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*Action: A. Coopersmith will refer this to E. Wong to follow-up on which trees will be removed and how many trees will be replaced.*

*A recommendation was also made that perhaps E. Wong, K. Holden L. Yager and P. Johnson consider doing a site visit.*

**5c) Museum Station TTC Secondary Exit (K. Holden)**

The new mandatory second platform subway station exit will be located in Queen's' Park North.

BCCA is recommending that the exit is to have a covered staircase that would blend into the existing park and would feature lighting to enhance security.

M. Tait-McClellan thanked K. Holden for all of her tireless work and inspiration as well as the many projects that she spear headed as an executive board member. We are fortunate that Kathryn will still be an active member and advisory resource.

A motion was called by C. Carnevali; seconded by L. Yager to end the meeting at 8:55 pm.

**Next BCCA General Meeting: Monday January 18, 2021 7pm - 9 pm**

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