



BCCA AGM Minutes November 15, 2021

1. Welcome and Introduction of Board and Special Guests

The meeting started at 7:05 pm with President Marilyn Tait-McClellan, as chair. A welcome was extended to all. The Board of Directors were introduced: Norm Waite, Treasurer, Cathy Carnevali, Secretary, Jack Candido and Christine Dingemans, Members at Large. Special guest speakers, Councillors Wong-Tam and Layton were acknowledged.

2. Land Acknowledgement

The Land Acknowledgement was completed by Christine Dingemans, BCCA Member at Large.

3. Councillor Kristyn Wong-Tam Ward 13 Update

Councillor Wong-Tam and the BCCA Executive Team have continued to meet on a quarterly basis with a continued focus on community safety, road safety, responsible development, and green space. The councillor has worked tirelessly on citywide initiatives such as Yonge TOMorrow which has been adopted by City Council and submitted to the Province Environmental Assessment Plan for approval in 2022, Mental Health and Addiction Strategy to get provincial funding, and has supported the community's Green Loop proposal to overlay existing parks and laneways.

Councillor Wong-Tam continues to advocate against over intensification, shadows on parks and displacement of tenants with a specific focus on development applications submitted for 25 St. Mary Street, 510 Yonge St. and 465 Yonge St.

On a positive note, Dr. Lillian McGregor Park will be animated with events, farmer's markets etc. once the land has been conveyed to the City.

4. Fall 2021 Update

The BCCA Board of Directors presented an informative overview of the BCCA, complete with demographics, proposed and current developments, public realm projects and major accomplishments throughout the year.

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5. Councillor Mike Layton Ward 11 Update

Councillor Layton has been instrumental in championing many obstacles and challenges related to affordable housing; the City, has adopted Inclusionary Housing Policy which developers do not like, supportive housing for the homeless, Opioid drug issues which continue to increase, Rooming House By- Law issues which require a harmonized by-law for safety and security, safety and the ongoing business related pressures of COVID -19 and COP26 Toronto's fight for a climate plan.

A Strong Voice for A Strong Community

Project activity continues regarding upgrades to College St. Bike Lanes to remove collisions, support for the BCCA Great White Oak Bench initiative in Queen's Park North, greening initiatives including supporting the community's Green Loop proposal to overlay existing parks and laneways as well as the future University Avenue Revitalization/Urban Park. Councillor Layton has facilitated several working meetings for the 95 St. Joseph Street development as well and is now waiting for a revised proposal.

6. Treasurer's 2021 AGM Report

Norm Waite, BCCA Treasurer, presented the following:

The BCCA has a positive operational surplus and a healthy financial situation as of September 30th, 2021.

The per unit rate of \$1.50 has not increased since 2006, despite the fact that this year Canada's inflation rate is at its highest level in two decades.

Cost-saving changes to our website and social media platforms were implemented this year reducing our annual website maintenance fee from \$1,700.00 annually (42% of our annual budget) in 2020 to a budgeted \$200 for website maintenance (5% of our annual budget) in 2022.

The new website was launched in April 2021 and provides informative content in a cost effective manner. In addition, a community Facebook group was created in the Spring of 2021 to complement our Twitter account. An Instagram account was also created this fall. The number of followers has increased substantially on all our social media platforms, resulting in heightened awareness from residents and stakeholders.

A sincere thank you to our current member buildings for their continued support: Polo 1, Polo 2, Opera Place, The Allegro, Queen's Park Place, Century Plaza, The Bay Club, The Peregrine Co-op, Eleven Residences, Five Condos and 1001 Bay St. Condos,

A special welcome to our newest member building The Karma Condos.

7. Building the Green Loop Implementation Plan

Jack Candido, BCCA Member at Large, gave an overview of the project.

Recently a motion was passed by a City committee to consider adding the Green Loop to the 2022- 2031 Capital Budget which includes funding for the community's proposal to overlay existing parks and laneway. As a result, the BCCA was asked by a City planner to prepare an implementation document.

The document includes a brief history of the green loop project, the development of an implementation plan, some aspirational enhancements, promotional ideas, and the request for a City project manager to oversee the implementation and bring the project to fruition.

The initial working proposals and suggestions for the Implementation Committee to consider were presented.

Further discussion will be needed with City planners and the neighbourhoods and associations.

[file:///C:/Users/Owner/Downloads/Building Green Loop Draft1%20\(2\).pdf/](file:///C:/Users/Owner/Downloads/Building%20Green%20Loop%20Draft1%20(2).pdf/)

8. Acclamation of President and Secretary

Both positions were acclaimed; Jack Candido as President and Cathy Carnevali as Secretary.

9. Question/Answer Session (All)

Various questions were raised which

Require further research:

- 1) **Primrose Donkey in Clover Hill Park** – Could there be a QR code or information plaque installed to detail the donkey's history?
- 2) **Safety** - Can an upgrade to the bike lane be extended west of Yonge to ensure safety at the Bay and Davenport intersection. Can additional advance green lights for westbound Davenport traffic turning southbound be installed on Bay St. at this intersection?

Were answered as follows:

- 3) **Shadows** - Are shadows on parks that bad? Councillor Wong-Tam explained that our BCCA catchment area is extremely intensified and in some cases the soil volume is minimal with parks built over parking arcades. We need to be especially mindful to carefully plan and curate space to protect against shadows and allow for tree growth.
- 4) **Housing** – Don't we need to encourage development to provide more housing downtown? Councillor Wong-Tam explained that there is an over abundance of housing amounting to 65,000 empty condominium units through the City.

10. Closing Remarks

President Marilyn-Tait McClellan thanked attendees for their participation and invited all to visit the BCCA website at www.baycloverhill.com and to feel free to send questions to info@baycloverhill.com

The meeting concluded at 8:53 pm.