



**BCCA General Meeting Minutes  
January 17, 2022**

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**1) OPENING**

**1a) Call to Order, Welcome, Land Acknowledgement**

J. Candido, President, welcomed all and called the meeting to order at 7:00 pm.

Quorum was met with 8 of the 12 member buildings represented.

C. Dingemans, Member at Large, read the Land Acknowledgement and reviewed the virtual meeting protocols.

**1b) Approval of BCCA Agenda - January 17, 2022**

The agenda was amended. Review of Member Building Covid Rules and Resident Adherence was added as sub-item 3d) to Item 3) New Business.

A motion by Theresa Gardiner; seconded by Michael Litvack; was made to accept the agenda as amended, carried

**1c) Approval of BCCA AGM Minutes - November 15, 2021**

The following amendments will be made to the minutes:

**9. Question/Answer Session (All)**

**2) Safety – Add** - Can additional advance green lights for westbound Davenport traffic turning southbound be installed on Bay St. at this intersection?

**4) Housing – Correction-** Councillor Wong-Tam explained that there is an over abundance of housing amounting to 65,000 empty condominium units throughout the City.

A motion by Theresa Gardiner; seconded by Christine Dingemans was made to accept the minutes as amended ; carried.

**REPORTS**

**2a) Developments**

➤ **The Green Loop as Seen by the City** (Jack Candido)

Jack Candido shared some anecdotes along with praises for fellow board members, especially recalling that the topic of the Green Loop first piqued his interest at one of the former BCCA AGMs.

This initiative was introduced approximately 5 years ago and became real when the City adopted to advance funds within the Capital budget for the BCCA portion.

As a result, presentations and meetings with City staff followed. Since other associations are part of this plan, we have temporarily renamed it the North Downtown Yonge Green Loop.

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A recent presentation from the City outlines the following:

- The City's focus is more on online maps and apps than signage, wayfinding, and logos. Since City maps feature main streets only, side streets would need to be designated.
- The project will be rolled out in three phases: handheld maps, digital maps and then apps. BCCA would have to partner with a third party to commission someone to create the apps, but the preference would be for the City to do it.
- Greening opportunities encompass tree planting blitz, neighbourhood planting days etc. ,St. Basil Lane improvements and extending tree beds on Bay St. north of St. Joseph St. on the west side.
- The Capital Plan Yonge St. improvements will extend northbound from College St. to Davenport Rd.

➤ **475 Yonge St. Development TEYCC- January 6, 2022** (Christine Dingemans)

Highlights follow:

- This is the existing site of the 9 and 16 storey Marriott hotel.
- The Official Plan and Zoning By-law Amendment Application was heard at the January 6, 2022, TEYCC.
- In 2016, as part of an OMB OPA 183 settlement, 45 and 59 storey hotel/condos project were approved. This new development project is for 75 and 78 storey mixed use buildings with 1,611 residential units, 589 m retail space on grade and 592 m of community space.
- In January 2021, the developer indicated a desire to submit a new proposal to build higher condo towers, eliminate the hotel and increase green space access on Yonge St.
- The Preliminary Report was issued, and the matter is under review by City departments.
- The Community Consultation and Working Group meetings will be set up with Councillor Wong-Tam prior to the Final Site Plan Approval.
- The Replacement of hotel rooms will be included as part of the Final Report.

***Action: Christine Dingemans will check in with ensure M. Zobeiry, to ensure that the YMCA is represented at the working meeting and to be able address any shadow concerns on the YMCA rooftop.***

2b) **Fundraising Update** (Christine Dingemans)

The \$30k goal for October was not met. \$3,300 has been collected to date including matching funds.

Phase 2 fundraising is planned for fall 2022 and all were encouraged to raise awareness of this fundraising project.

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- 2c) **Social Media** (Christine Dingemans)  
As of early January, there are currently 72 members of our Bay Cloverhill Community Facebook group. There were 762 views in the past month, which is a 75% increase over the previous month. There are 84 people who like our Bay Cloverhill Community Association Facebook page.  
There are 120 followers on our Twitter account, and 8 followers on our Instagram account. A special thanks to Tyler Greenleaf who is administering our Instagram account; this account is building steadily, and all are encouraged all join.
- 3) **NEW BUSINESS**
- 3a) **Ratification of BCCA Constitution Amendments** (All)  
The BCCA Constitution Amendments were circulated prior to the meeting.  
A motion was made by Christine Dingemans, seconded by Kathryn Holden; to accept the BCCA Constitution as modified; carried.
- 3b) **Election - Vice President Acclamation** (Jack Candido)  
Marilyn Tait McClellan was acclaimed into the newly established Vice President role which was ratified in the aforementioned BCCA Constitution amendments.  
The motion was made by Cathy Carnevali, seconded by Kathryn Holden to accept the acclamation; carried.
- 3c) **Motion for Requesting an Additional Off-Leash Park in QPN** (Christine. Dingemans)  
Discussion ensued related to a request that was made by a resident in the BCCA catchment area to both the BCCA and Councillor Layton requesting an additional off-leash park in QPN. The general consensus reached was that QPN may not be an appropriate location for a designated dog park. Other areas could be explored.  
*Action: This will be addressed further at the upcoming BCCA Meeting with Councillor Layton on January 26.*
- 3d) **Review of Member Building Covid Rules and Resident Adherence** (Michael Litvack)  
A question arose as to whether any member buildings were experiencing residents violating the building Covid 19 restrictions. According to members feedback, it appears that the majority of BCCA member building residents are following the rules.
- 4) **ADJOURNMENT**  
The meeting was adjourned at 8:00 pm.

**Next BCCA General Meeting - March 21, 2022**

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