



BCCA General Meeting Minutes January 18, 2021

Quorum was met with representation from 7 out of 12 member buildings and 1 community member. The meeting started at 7: 04 p.m. with President Marilyn Tait-McClellan as the Chair.

Agenda:

1) General

1a) Approval of January 18, 2021 Meeting Agenda

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

1b) Approval of BCCA November 16, 2020 Meeting Minutes

The Minutes of the November 16, 2020 Meeting were accepted as written by a motion by C. Dingemans and seconded by T. Gardiner; carried.

2) Update from Councillor Wong-Tam's Office (T. Johnson)

yongeTOMorrow

- This project has received a lot of support from the community; Yonge St. has become more residential.
- It will go before the full council on February 2 + 3 , 2021.
- Staff had changed the images to better reflect the 2-lane concept and not the operational flow at this time.
- Timeframes are not yet finalized.

BCCA Pole Wraps

- Further work has been halted by COVID-19.
- Work will continue as it has been approved and funded.

Working Group

- There will be a working group on February 8 for the 27 Grosvenor St./26 Grenville St. development.
- The councillor's office has reached out to the stakeholders inviting them to attend.

City Budget Process

- A public consultation will be launched next week.
- Everyone is encouraged to attend.

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3) Development Updates.

3a) 2G 27 Grosvenor St./26 Grenville St. (J. Candido)

2G Revisions Report Key Points:

- 1) reduction in the building heights from 50 to 46 storeys and from 35 to 31 storeys removing all new net shadow on Opera Place Park between 12 and 2 pm on March 21st and September 21st, in accordance with Policy 6.2.9 of Site and Area Specific Policy 382
- 2) refining and improving the 'Green Loop' design through the subject site
- 3) adjusting the lot line between 27 Grosvenor St. and 25 Grosvenor St. to allow for additional flexibility in the towers' locations and orientation (pending approval of a lot line adjustment application)
- 4) providing for a 12.65 metre tower setback from the south tower to 18 Grenville St. (Peregrine Co-op)
- 5) securing, in principle, a limiting distance agreement with Infrastructure Ontario with respect to 32 Grenville St. thereby eliminating the potential for a tower to be developed on 32 Grenville St. and eliminating tower separation concerns to the west
- 6) mitigating potential privacy impacts between the North Tower podium and the Murano Condo building to the west through suite design and the elimination of the majority windows
- 7) increasing the childcare centre size from approximately 641 to 670 m² and the childcare centre outdoor play area from approximately 192 to 218 m²
- 8) refining the construction management plan in order to preserve the five existing mature trees along the Grosvenor Street frontage

The sketches of the green loop path by Studio TLA were shown to the group. J. Sanassian recommended that 2G erect signage linking the design to the lost rivers and Taddle Creek in the area.

3b) 1075 Bay St. (M. Tait-McCellan)

M. McClellan presented the update from Kathryn Holden in her absence.

See Attachment 1 - 1075 Bay St. Development Update

3c) 8 Wellesley St. West (C. Carnevali)

The Site Plan Meeting was held on December 10, 2020.

The purpose of this Working Group was to review the Site Plan application, which involves the review of features such as the building design, site access and servicing, waste storage, parking, loading and landscaping.

Some highlights follow:

- CentreCourt manages the entire construction phase and does all the construction work. There is no contracting out to a 3rd party.
- The heritage buildings along St. Nicholas Street (Northbound Leather at 7 St. Nicholas Street, former Segovia at 5 St. Nicholas Street) and 10 to 16 Wellesley St. West (townhouses/retail stores) will require temporary support during construction.
- There will be a temporary covered walkway and through public lane for pedestrians around the 7 St. Nicholas Street and 10 -16 Wellesley St. West properties, and on 24 Wellesley St. West property on St. Nicholas Street, as well as a covered overhead along Bistro Lane and a covered pedestrian access blocking the bike lane on Wellesley St. West.

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- All staging will be done on St. Nicholas Street between Wellesley St. West up to 7 St. Nicholas Street, as a result there will be no vehicular access from Wellesley St. West to 7 St. Nicholas Street.
- Flagman will help direct the pedestrian traffic around these areas.
- CentreCourt has a track record of building very fast and they estimate 2 to 3 years to complete this building.
- Their preliminary plan is to start construction in mid to late 2021, depending on condo presales during this pandemic.

3d) 95 St. Joseph Street (M. Tait-McClellan)

M. Tait-McClellan has requested the revised Site Plan.

Daniels will be meeting with Councillor Layton on February 3, 2021 to review their revisions to the development application designs. Once done they will meet with the City Planners.

A working group meeting will then be scheduled.

3e) 494 Yonge St., Clock Tower (Halo) (C. Dingemans)

The Halo at 494 Yonge St. (formerly known as 480-484 Yonge), located at the s/w corner of Yonge St. and Grosvenor St., includes the historic clock tower built in 1781 for Fire Hall 3. The plan is for a 38 storey building with 425 units.

Cresford went into bankruptcy on March 27, 2020 for Halo 480/484 Yonge St., Clover at 593 Yonge St. and 33 Yorkville Ave.; held by receiver Price Waterhouse Coopers. It was purchased by QuadReal in October 2020.

Deposits would be returned to purchasers and a decision on whether the 38 storey, 425 unit building will remain a condo will be made at the end of the month.

QuadReal will be completing the building in the next 2 1/2 years.

4) Community Projects/Initiatives

4a) St. Joseph Street Safety and Greening Plan - January 27 Meeting (C. Carnevali)

Councillor Wong-Tam has scheduled a meeting with Traffic Services and Transportation Services' to obtain their final approval.

4b) Rae Luckock Memorial (C. Carnevali)

Margaret Rae Morrison Luckock was one of the first two women elected to the Legislative Assembly of Ontario in 1943. She was an elected member of the legislature for The Co-operative Commonwealth Federation (Ontario Section) - The Farmer-Labor Party of Ontario, that existed from 1932 to 1961. In October 1961, the party dissolved itself and became part of the New Democratic Party.

Rae Luckock was a feminist and an active social justice and peace activist. She also fought for equal pay for equal work and free tuition.

Councillor Layton was contacted by K. Raeburn who is working on an initiative to honor Margaret Rae Morrison Luckock by raising awareness and recognition to reintroduce her into history.

We have come up with a list of some suggested locations within the BCCA catchment area and will provide a report back to Councillor Layton on January 26th.

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4c) Great White Oak Tree- Update on Bench (K. Holden)

This was deferred to the next meeting.

5) Communications

5a) BCCA Public Realm Catalog (J. Candido)

The preliminary PowerPoint document was shown to the group as a listing of BCCA past, present and future initiatives in our community; a sample of what the final catalog may look like. It is yet to be determined as to how far back in history we should capture data. The value and goal of this project will also need to be assessed before proceeding further.

5b) BCCA Website/Facebook/Newsletters (C. Dingemans)

Preliminary research has begun to assess various platforms used by other neighbourhood associations which we can adopt to build our own BCCA website. Facebook will be revisited to convert to an interactive group status to get people engaged and recruited. The Twitter page also needs to be looked at holistically.

The BCCA executive will be meeting on January 29th to discuss options. Following that, we will plan to solicit input and feedback from our members.

6) Community Liaison Committee Updates

6a) U of T CLC (K. Holden)

This item was deferred to our next meeting.

6b) Bond Street Housing Project CLC (C. Carnevali)

The BCCA continues to be represented at the monthly community liaison committee meetings. This committee focuses on community safety, support and housing administration, harm reduction and promoting community awareness of this initiative.

6c) CPLC Update (C. Carnevali)

A Community Police Consultative Conference was held on November 28th for all Community Police Liaison Committee and Community Police Committee representatives within Toronto. The session was very informative, covering current topics such as Guns and Gangs, Police Body Cameras, Race Based Data Collection and Mental Health and Wellness Support for Police Services.

7) Any New Business (All)

There were no new business items.

A motion was called by T. Gardiner; seconded by C. Merkley to end the meeting at 8:06 pm.

Next Meeting: March 15, 2021

Attachment/

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Attachment 1 - 1075 Bay St. Development Update

Developer: Canderel

Planning Consultant: Craig Hunter

The Canderel goal and target is to get to a positive Final Report on the Rezoning for the re-development of 1075 Bay Street by Spring 2021.

Latest Plans:

- GFA has been reduced by approx. 25%.
- Commercial portion has been reduced to 10 storeys.
- Total height is 59 storeys; Two top penthouse floors are each 2 storey suites; total height probably around 200 metres.
- Mechanical penthouse details not yet in place.
- Forecourt at north end to be reduced in size somewhat. (Canderel is willing to do the bump-outs. The one at Bay will be added to the planned 'north plaza'.)
- Second level commercial space remains as before with meeting rooms and a community hub still possible.
Bay Street: Ground level to have 6 metres of sidewalk; overhead pedestrian protection.
- Podium features: 1 Metre cantilevering over Bay Street eliminated; 4 metre step back at the 5th storey.
- Mid-Block Pedestrian path: 2.5 metres to be along the east side of the building; To run from St. Mary Street to the southeast POPS green area.
- Plans to include safe and appropriate lighting and design of that space in relation to the public streets, the rear building entry, the POPS and enhancing the side of the loading area.
- Existing un-named lane stub off Inkerman : requires more discussion; ideally, should be incorporated into the southeast green space land feature.
- Landscaping Plan : not yet completed; BCCA wants high quality plans for all 4 sides of the site; more review and discussion required.
- External building skin: to be re-designed; existing design no longer suits this massing.
- Wind study on new massing: not yet done.
- Already planned wind mitigations: ground level pedestrian protection; stepback at the 5th level: step-back at approximately the 10th floor. New wind study, when ready, requires more discussion and review.
- Shadow impacts: west, north, and east shadows need to be reviewed. Canderel believes there are no new shadow impacts.

All of these details have been reviewed with Planning and have been basically agreed to by City Planning according to Planning Consultant, Craig Hunter.

Discussions between Canderel and Councillor Wong-Tam still to take place.

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Outstanding Unknowns:

1. Tower Separation between 1055 Bay Street (Polo 1) and 1075 Bay Street
2. Affordable Housing component for this development.
3. Wording of POPS easement agreement if the lane stub (owned by the City of Toronto) is incorporated into the southeast corner land feature.
4. Wind study should be done sooner rather than later.
5. Mechanical Penthouse: where would it best be placed to avoid noise and hot air impacts?
6. Other?

*Wednesday, December 30, 2020:kah

(based on notes from several telephone and e-mail communications in late October, throughout and running into early December, 2020)

What does the BCCA want to achieve on this site?

1. Dedicated parkland (or failing that an unencumbered POPS) on southeast corner (Inkerman).
2. Mid-block path connecting St. Mary Street to Inkerman Street.
3. Open space at northwest corner with public art.
4. Make St. Mary Street a more pedestrian friendly Street by
 - Bump out at St. Nicholas
 - Bump out at Bay Street
 - Traffic calming and slowing of traffic along St. Mary
5. Excellent quality Public Realm landscaping on all 4 sides of the site. Hopefully it can be creative, interactional, and serve both residents in this tower as well as residents of the general community.

Final result to be a beautiful functional commercial/residential development.

December 30, 2020:kah