



BCCA General Meeting Minutes March 15 2021

Quorum was met with representation from 6 member buildings in attendance (887 Bay St. 889 Bay St. 1001 Bay St., 62 Wellesley St. West, 24 Wellesley St. West, 5 St. Joseph Street, as well as proxies from others). The meeting started at 7:04 p.m. with President Marilyn Tait-McClellan as the Chair.

Agenda:

1) General

1a) Approval of March 15, 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 January 18, 2021 General Meeting Minutes

The Minutes of the January 18, 2021 Meeting were accepted as written by a motion by T. Gardiner and seconded by C. Dingemans; carried.

2) Update from Councillor Layton's Office (C. Carnevali as submitted by A. Coopersmith) 95 St. Joseph

- Councillor Layton recently met with City Planning and Daniels.
- City Planning reported that Daniels has addressed some of the transportation issues associated with the site, they are giving more breathing room around the building, but the height is still an issue.
- Another Working Group meeting will be scheduled once Daniels resubmits the changes.

Clover Hill Park Celebration

In view of ongoing COVID -19 restrictions, the proposed Spring celebration will be deferred for now and rescheduled for the Fall (September/October timeframe).

3) Update from Councillor Wong-Tam's Office (T. Johnson) Breadalbane Streetscape Project

- Roadwork and mid-block treatment will be coordinated with City staff and Parks.
- The yongeTomorrow Phase 2 project will include taking these improvements to the edges of Bay St. and Yonge St. at a later date.
- This workplan will fall under Extension of the Park project.
- The road will need to be resurfaced again due to upcoming development activity.

Dr. Lillian McGregor Park

- The estimated timeline for completion is 2021.

A Strong Voice for A Strong Community

Spring Mulch

- City staff has provided updates; since all events have been cancelled until the end of June due to COVID -19 restrictions, the earliest that they would be able to deliver the bagged mulch would be July 1st onwards but may probably be in late August closer to Environment Day.

4) Development Updates

4a) 1075 Bay St. (K. Holden)

The date of March 15 was the goal for the second submission of the Re-Zoning application to the City for approvals. This revised Re-zoning application will be circulated to all City Departments for their approval/comments.

The BCCA presented the following community benefits to Councillor Wong-Tam:

- taking some of St. Mary Street for pedestrians
- creating of a green POPS at southeast corner
- building a bump-out at Bay St. and St. Mary Street
- 1,785 sq. ft. Community Hub on second floor

Councillor Wong-Tam provided comments and direction; approval is pending.

The pressing goal for the BCCA is to get a copy of the Wind Study for the new design.

Canderel hopes the new application will be ready to take to the TEYCC in June.

4b) 510 Yonge St. (C. Dingemans)

The BCCA submitted a letter to the TEYCC emphasizing that the development should have a goal of enhancing the neighbourhood and asking for additional information.

City staff did not approve the existing application for the condominium development at 510 Yonge (from Grenville St. to Breadalbane St.). It was recommended that KingSett work with both City Planning and the community towards the development of an acceptable plan.

4c) 78 to 90 Avenue Road - Ontario Planetarium (M. Tait-McClellan/K. Holden)

A Queen's Park Precinct Coalition, has been formed by of the University of Toronto Community Liaison Committee. The UTCLC has hired a lawyer to mount a defense through mediation. Donations from the general public and ROM members will fund these legal hearings up until the financial support can no longer cover the cost and/or the case is unsuccessful.

5) Community Projects/Initiatives

5a) St. Joseph Streetscape Improvement Plan (C. Carnevali)

The plan was reviewed and approved by both Transportation Services and Traffic Services at a meeting held on the January 27th.

The next steps follow:

- City staff have reviewed the plan and approve it with some questions regarding the materials.
- CentreCourt will need to submit their drawings to City of Toronto Right of Way.
- BCCA will then need to initiate Encroachment Agreements and permit applications.
- BCCA will also need to enter into a Maintenance Agreement with the City.

A Strong Voice for A Strong Community

6) Communications

6a) BCCA Website (C. Dingemans/J. Candido)

This project is close to being finalized. The new website is user friendly, self updating and less costly. Plans are underway to hire a technical assistant who will help with the migration of data and with the relaunch of new website content. This will be done in April, coincident with the expiration of the current contract with AP Web Development.

Once this is completed, the plan is to work on growing our membership and followers on social media.

A shout out to Alex Pryce who has been the administrator of our existing website since its' inception and has been a real asset to our BCCA team.

7) Upcoming Events

7a) Ideas for Park Events (Farmers' Markets etc.) (All)

Usually BIAs or cultural organizations assume responsibility for programming parks.

The idea of a Saturday morning market that would offer a range of products (fruits, vegetables, staples, cooked food, crafts etc.) would be appealing.

Dr. Lillian McGregor Park has been discussed as a venue with Councillor Wong-Tam.

Clover Hill Park will also be considered and addressed with Councilor Layton.

8) Any New Business (All)

8a) Second Entrance/Exit for the Museum Subway Station (K. Holden)

The latest TTC Museum Station Safety and Accessibility Upgrades Community Update graphics were reviewed with the following highlights:

- The location to the south of the Military Statue stands as being the most feasible spot despite many other suggestions put forth by the community.
- There will be a lot of heavy equipment in the park for the significant amount of excavation that is required.
- K. Holden suggests that a conveyor built should be considered to upload the dirt.

8b) Great White Oak in Queen's Park North (K. Holden)

Robert Jarvis of Just Be Woodsy has provided samples of the proposed bench design.

The following was discussed and will be pursued with Robert:

- The armrests will need a heritage finish, perhaps black iron to match the gates at Victoria College across the street or perhaps even bronze could be considered.
- The bench needs to be placed on a concrete pad or bed of small stones.
- The history of the tree would serve as a good memory and encourage this seating as a place to gather.
- City Parks will need an estimated cost for this project.

Action: K. Holden will submit the designs and estimated cost to City Parks.

A Strong Voice for A Strong Community

8c) BCCA Proposal for Creation of a Parkette (K. Holden)

- The parkette would be located at the south end of Women's College Hospital parking lot at Surrey Place and Dr. Emily Stowe Way.
- Safety changes will need to be made to the intersection as well as the removal of the merge lane for public space.
- The first step would be to get wooden planter boxes placed in the merge lane by the City in keeping with their COVID-19 response in the public realm.
- We can make this part of our Discovery Walks in our community.

Action: This will be discussed with Councillor Layton at an upcoming meeting in April.

8d) Neighbourhood Rodent Infestation Issue (M. Tait-McClellan)

Members of the community have raised the issue of increased rat infestation due to improper storage and disposal of food at 6 St. Joseph Street.

Action: C. Dingemans will contact K. Curry to discuss concerns.

8e) 494 Yong St. (Halo Condominiums) C. Dingemans

Quadreal has decided to convert the bankrupt condominium development, taken over from Cresford, into a rental apartment building.

A motion was called by C. Dingemans; seconded by T. Gardiner to end the meeting at 8:37 pm.

Next BCCA General Meeting – November 15, 2021

A Strong Voice for A Strong Community