



## **BCCA General Members' Meeting Minutes October 16, 2023**

### **OPEN**

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

Quorum was reached with 10 out of 14 member building representatives in attendance; 3 member buildings were represented by proxy. The meeting started at 7:02 pm. Christine Dingemans, President, welcomed everyone. The Land Acknowledgement was read and the virtual general meeting protocol was reviewed.

#### **1b) Motion to Approve BCCA Agenda - October 16, 2023**

An amendment was made to reflect changes for item 2) Guest Speakers; TTC Safety, James Bennett, Special Constable - Community Engagement Unit TTC was unable to attend. Kelly Library Development, Effie Slapnicar, Bursar + CAO St. Michael's University College was added to the agenda. A motion by T. Gardiner; seconded by B. Campbell, was made to accept the agenda as amended; carried.

#### **1c) Motion to Approve BCCA General Meeting Minutes - August 21, 2023**

A motion by B. Hagan; seconded by T. Gardiner, was made to approve the minutes as written; carried.

### **2) GUEST SPEAKERS**

**Kelly Library Development** (Effie Slapnicar, Bursar + CAO St. Michael's University College)  
Effie Slapnicar of the University of St. Michael's College spoke about their plans to rezone the property in order to add student residence beds, study areas and redesign the Kelly Library at 113 St. Joseph Street. The use will remain institutional, and the early concept is to add floors. The building will remain part of the university campus.

Currently there are about 5,000 students with only 700 residence beds available, which is a low ratio for student housing for post-secondary education campuses. The existing study areas are in high demand and need to be expanded. The use of library space has changed dramatically since the building was constructed in 1969, and needs to be modernized. The creation of an event and/or classroom space is being considered.

St. Michael's University College is in the process of hiring an architect and looks forward to consulting with the community on how best to proceed with this major project at a later stage in the development process.

*Action: Effie will refer a concern to their Facilities Manager related to the existing lighting being too bright and not bird friendly*

### **3) REPORTS**

#### **3a) Bill 109 – More Homes for Everyone** (C. Dingemans)

Highlights follow:

- Introduced by province to eliminate red tape and accelerate development timelines
- Mandates 60 to 120 day maximum period to approve developments to retain application fees
- Toronto has 10x volume of development applications than next closest municipality

**A Strong Voice for A Strong Community**

- City approves twice as many units than are actually constructed
- About 500 active development applications as of June 2023
- Application fees pay for planning department staff about \$70m annually

**3b) Neighbourhood Safety Walkabout and Community Meeting** (C. Carnevali)

The plan was to host a meeting with, Constable Anthony Lamanna, Community Relations Officer - 52 Division, and invite each of the member building property managers and building representatives to discuss safety concerns and issues, sometime in late September. A neighbourhood safety walkabout would follow in October.

Unfortunately, due to the police being understaffed and overworked, this could not be prioritized to take place this year.

**3c) Ward 13 Toronto Centre Projects- Participatory Budgeting** (C. Dingemans)

The following projects were submitted by the BCCA:

1. Bay Street Bioswale expansion \$350,000
2. St. Joseph bump outs at Bay and Yonge \$150,000
3. New tree planters along St. Nicholas and Irwin \$10,000
4. St. Luke Lane resurfacing \$400,000
5. Planter sculptures \$250,000
6. 145 St. Luke Lane art mural \$80,000
7. 8 Breadalbane art mural \$80,000
8. 15 Breadalbane art mural \$80,000

\$750,000 is available in Section 37 development funds for neighbourhood projects in Zone 1 (Bay/Bloor/Sherbourne/College) for Bay Cloverhill, Church Wellesley and Upper Jarvis area. Voting is open until Tuesday October 31st.

<https://torontocentreprojects.ca/en/folders/pb>

*Action: C. Carnevali will circulate the voting link*

**3d) Night Economy** (C. Carnevali)

Night Economy Study Meeting May 11<sup>th</sup>

The residents in the Entertainment District are most affected and stressed the fact that the surrounding areas have now become highly residential. The noise especially from nightclubs starts at 11:00 pm through to 4:00 am, in some cases, Thursday through to Saturday.

Solutions were put forth as follows:

- relocate entertainment venues to Scarborough
- redefine Club Hours of Operation
- promote more family friendly activities instead in the concentrated entertainment areas (i.e.; outdoor movies, sidewalk cafes, theatre etc.)

Amplified Noise was also addressed by FoSTRA in a letter.

One of the recommendations is to increase the number of enforcement officers and include 24-hour coverage to ensure enforcement officers are available when noise offences are occurring. In an increasingly dense city, the presence of enforcement officers will help to de-escalate potentially volatile confrontations.

The second meeting which was held on September 7th focused on defining nightclubs vs. restaurants and all the new rules and regulations associated with each of these establishments.

**3e) Museum Subway Station Second Entrance and Exist Construction Delay** (C. Dingemans)  
The TTC is mandated to ensure that all stations are accessible by January 1, 2025 to comply with Accessibility for Ontarians with Disabilities Act, 2005. The second entrance and station construction at Museum station has resulted in lane restrictions that have reduced the traffic and bicycle lanes on Queen's Park Crescent. There is a secondary exit being built at the north end of Queen's Park North. There will be temporary station entrance closures for elevator construction. It appears the existing stair entrances at Museum Station will be closed when the secondary exit is complete in 2025.

**3f) Letters of Support**

- Save the Ontario Science Centre

**4) NEW BUSINESS**

**4a) BCCA Election - Nominations for 2 Vacant Director Positions**

After many years of dedicated service, Norm Waite has decided to retire as Treasurer. There are now 2 vacant positions for a 3 year term commencing on January 1, 2024.

In accordance with the BCCA Constitution, a building representative, in good standing with a minimum of 6 months experience, is eligible to be nominated by 2 building representatives.

We welcome anyone who is interested in standing for election or in being appointed, to participate in one of our BCCA executive meetings by contacting one of the executives.

**5) Community Feedback - Concerns and Issues**

**5a) Breadalbane Off Leash Dog Park** (B. Hagan)

Inconsistent park signs were referred to 311. The Breadalbane Dog Park's north entrance's sign states that the park is open 5:30 am - 12:00 am only while its south entrance's sign states 7:00 am – 11:00pm. City of Toronto Parks Supervisor will be ordering new signs for the off leash area with the amended hours of 7:00 am - 11:00 pm.

**5b) Queen's Park – Drinking in the Parks Pilot**

There were no positive or negative experiences reported with the recent Drinking in the Parks Pilot Project at Queen's Park. Concerns were raised with the lack of public washrooms and possible conflicts with the frequent protests in the area.

**5c) Seeds of Hope at 6 St. Joseph Street**

A question was raised regarding the vacancy of this building as it appears that they may be relocating since contents were being moved out.

**5d) Yonge Street Environmental Assessment**

A question was raised regarding the status of the second phase of the YongeTOMorrow project from Davenport Avenue to Carlton Street. It was originally scheduled for 2023, but has been delayed by the City. Construction was scheduled to start this year on the first phase on Yonge Street from Carlton Street to Queen Street. The ActiveTO Complete Streets pilot project on Yonge Street from Davisville Avenue to Bloor Street was made permanent earlier this year.

**6) ANNOUNCEMENTS**

1. 52 Division Annual Town Hall – November 1<sup>st</sup>
2. BCCA AGM – November 20th

Other upcoming neighbourhood special events were presented and are posted online at <http://www.baycloverhill.com/specialevents.html>

**7) ADJOURNMENT**

Meeting ended at 7:55 pm.

**Next Meeting – AGM November 20, 2023**