



BCCA Meeting Minutes Monday September 9, 2019

AGENDA

Quorum was met with representation from 9 out of 12 Member Buildings.
The meeting started at 7:00 pm with President M. Tait-McClellan as the chair.

1a) Approval of Agenda

The agenda was accepted by motion by C. Dingemans, seconded by D. Baker; carried.

1b) Approval of BCCA Meeting Minutes May 13, 2019

The BCCA Meeting Minutes May 13, 2019 were accepted by motion by K. Holden, seconded by J. Candido; carried.

1c) BCCA Financial Statement from October 1st, 2018 to September 30th, 2019 (N. Waite)

The BCCA Financials were reviewed. 40% is attributed to maintaining the website, 30% to community expenditures, 10% to recruitment handouts, 10% to gardening and 10% to sundry expenses. In summary the BCCA Financials remain in a healthy financial state.

The BCCA Financial Statement from October 1st, 2018 to September 30th, 2019 was accepted by motion by D. Baker, seconded by H. MacEwen; carried.

1d) 2020 BCCA Meeting Dates (M. Tait – McClellan)

The originally proposed dates, of the 4th Monday of alternate months (January, March, May, July, September and November) do not work for all.

Action: The meeting dates will be changed to the 3rd Monday of alternate months.

2) BCCA Reports

2a) Development Updates

The following summaries were reviewed:

- Attachment 1 27 Grosvenor St. + 26 Grenville St. (J, Candido + N. Waite)
- Attachment 2 1075 Bay St. (K. Holden + M. Tait-McClellan)
- Attachment 3 95 St. Joseph St. (M. Tait-McClellan + K. Holden)
- Attachment 4 10 - 16 Wellesley St. West (C. Carnevali)
- Attachment 5 10 St. Mary St. (B. Fabian)

3) Upcoming Events: (C. Carnevali)

The following events were announced:

- 1075 Bay Street Community Meeting - September 12th at 7 pm at the Central YMCA
- Open Streets Toronto - September 15, 2019 10 am - 2pm
- Seeds of Hope Foundation Garden Party- September 19, 2019 6pm -9pm
- St. Michael's College Used Book Sale -September 24th – 28th , Carr Hall 100 St. Joseph St.
- Toronto Centre All Candidates Meeting – October 2nd, 519 Church St. 7pm – 9pm
- Unveiling of Historic Plaques – October 16 Bay Subway Entrance 3pm

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4) Any New Items (ALL)

4a) Traffic Signal at Bay St. and St. Mary St. (K. Holden)

The consensus was to pursue the request to install a traffic signal at Bay St. and St. Mary St. despite the recommendation from Transportation Services.

Action: BCCA will submit a letter to the TEYCC for consideration on September 16th.

4b) AGM Guest Speaker (J. Candido)

Ken Greenberg who is an urban designer, teacher and author of: Toronto Reborn, published by Dundurn Toronto in 2019, has been invited to be our keynote speaker on November 18th.

***NB: Please be advised that changes occurred after the September 9 meeting that required that the BCCA AGM be changed from Monday, November 18 to Thursday, November 21.**

4c) Traffic Management of Street Closures (M. Litvack)

In view of the ongoing safety related traffic concerns, which are further compounded by street event closures, the BCCA will request a standardized plan to be automatically enforced for any street closures on St. Joseph St.

Action: M. Litvack will draft a proposal.

4d) The Great White Oak in Queen's Park North (K. Holden)

A lot of effort was put forth in investigating and proposing that 12 to 14 feet of a tree trunk of a 200 year old tree be preserved and be made into a sculpture. Unfortunately, the City of Toronto Parks did not support this. At this point the BCCA would like to suggest that some of the tree stump be preserved and made into benches to commemorate this tree.

Action: This proposal will be pursued with Councillor Mike Layton.

A motion was accepted to end the meeting by T. Gardiner, seconded by C. Dingemans; carried.
The meeting ended at 8:40 pm.

Next Meeting: October 15, 2019 – 1001 Bay St. Flr. 2

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Attachment 1

27 Grosvenor Street and 26 Grenville Street

Date: Application submitted to the city of Toronto on March 19, 2019

Current Owner: The site is owned by Infrastructure Ontario, the asset management arm of the Ontario Government. These 2 lots are the site of the former Ontario Morgue that has been moved to a new location outside of downtown Toronto; there is also a multi-level Parking Garage that is functioning at this time.

Greenwin has partnered with Choice Properties REIT who is the financial arm of the project. Once built, Greenwin will manage the rental property. The architectural firm is Sweeney & Company Architects.

Developer: Greenwin Developments Inc.

This developer, to date, has been involved in the construction of rental buildings, only.

The proposal: 2 towers (a 50-storey tower on Grenville, a 35-storey tower on Grosvenor) containing only rental units of which approximately 33 % will be affordable.

BCCA Involvement:

- The developer invited the BCCA to a meeting prior to the submission of the application. A second meeting was held on May 10, 2019.
- The process is at an early stage.

City Planning Comments:

- Planning comments have been completed and the BCCA has asked Katherine Bailey for a copy.
- This is another contentious site. It is overbuilt and encroaching on every neighbouring building and facility.
- Three serious issues are height, shadows, tower separation.
- Timeline: This site is eligible for the Open-Door Program because of its affordable housing component. However, that does not entitle it to fast tracking through the application and site planning processes.
- Councillor Wong-Tam has said there will be a Working Group for the site Planning and Construction Plan part of the planning process.
- The Green Loop Walkway at the west side of the site needs to be widened. The BCCA agrees.

BCCA Comments:

1. BCCA does not support the public realm being used for a lay-by for the day care.
2. BCCA believes that the site can accommodate a circular drop off that will utilize some of the ground level area of the site and using St. Vincent Lane and the existing private east-west lane of the site to support the creation of an on-site circular drop off day care access.
3. BCCA does not support the parking spaces on the south side of the building which would require use of the public sidewalk to access these proposed private parking spaces.
4. The BCCA supports both areas proposed for vehicular stopping be used for expanding the public realm green space. The stopping/drop-off privileges would be internal to the project. The BCCA acknowledges the willingness of Greenwin to accommodate the Green Loop on their privately-owned property. Greenwin's expressed plan for public art in this project is strongly supported by the BCCA.

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Attachment 2

1075 Bay Street

Date: Application submitted to the city of Toronto on approximately February 14, 2019.

Current Owner: Canderal Developments.

Current Building on the site: a 14-storey office building

Developer: Canderal Developments Ltd.

The proposal: Demolish the existing 14 storey office building . Construct a new 16 storey office podium with a 50-storey residential tower on top of the 16-storey base.

BCCA Involvement:

- The BCCA was not approached by this developer. On April 18, the BCCA approached the developer to request a meeting.
- A meeting was held on April 30, 2019 between the BCCA and Canderal as well as Board members of the building at 1055 Bay Street.
- The process is at an early stage.

Community Consultation Meeting Details

Thursday, September 12, 2019, 7:00 to 9:00 PM

YMCA at 20 Grosvenor Street

Comments of the Planning City/Department have been completed. BCCA has asked Katherine Bailey for a copy.

Among the suggested changes :

- Reduce the footprint
- Reduce the height
- Loading docks should not be placed on the green space on Inkerman but rather beneath the building.
- No cantilevering
- Wider public realm on Bay Street
- Expanded and enhanced pedestrian walkway at the east side of the site.
- Give up some space to pull back the south end adjacent to Polo1.

BCCA Comments:

1. double row of trees on Bay Street using silva cells
2. approximately one third of the ground level should become a POPS (at the north end). This site needs to be providing public space for public use. This POPS would not be considered retail space.
3. OPA 183 applies to this site.

Attachment 3

95 St. Joseph Street

Date: Application submitted to the City of Toronto on February 14, 2019

Current Owner: The property is owned by the Basilian Teaching Order. The Basilians are not part of St. Michael's College University. They are an independent Roman Catholic Teaching Order.

Developer: Partnership between Daniels Group Inc. and The Basilians

BCCA Involvement:

- The BCCA first learned of this proposal in October 2018. We informed the Board of Directors of 62 Wellesley Street West shortly thereafter. All residents were sent information about this proposal by the Board of Directors of 62 Wellesley Street West within 2 weeks.
- Prior to the involvement of the BCCA, the Basilians conducted a long search for the development company to partner with on this proposal. A period of approximately 2 years finally culminated in the selection of Daniels as a partner. Within a few months, the re-development proposal became public knowledge.
- The BCCA has had 4 meetings with representatives of the development partnership. 2 meetings were at the invitation of Daniels. The other two meetings were requested by the BCCA. One of those meetings was a site visit to review lot lines.
- Three of these meetings were confidential as they took place prior to the submission of the proposal application to the City of Toronto and were a courtesy extended to the community.

Daniels Group Inc. is known to be a developer who attempts to work co-operatively with the community.

Working Group Dates

1. September 25, 6:00-8:00 PM, City Hall, Second Floor, Committee Room #3
2. October 22, 6:00-8:00 PM, City Hall, Second Floor, Committee Room #3
3. November 12, 6:00-8:00 PM, City Hall, Second Floor, Committee Room #4

Councillor Layton will chair the meetings.

The proposal will come before the Design Review Panel in January 2020.

City Planning Comments:

- This project has proved to be a contentious site. Discussion of the group at 62 Wellesley West suggested that some of their issues were the changing of the institutional zoning; destruction of the nature of St. Joseph Street as a low rise and open university campus site.
- Brief discussion of the idea of closing St. Joseph Street to cars. There are many existing driveways that feed into St. Joseph Street with no other option.
- They could not expand on the heritage department position as they have no notes on that topic.
- One of the driving forces in this proposal is the pressures of the Basilians

BCCA Comments:

1. The height of the podium is an issue .
2. A most relevant issue is what the uses of the 2 towers will be .
3. The BCCA wishes to have the west end of the site to be used for a POPS and basically closed to vehicles.
4. In lieu, create a circle drop-off at the north-west corner of the site, even if it requires using some of the ground floor space. Vehicles would return to St. Joseph Street to access the parking levels from the lane on the east side of the site.

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Attachment 4

10 to 16 Wellesley Street West

Development Firm: CentreCourt

1. The OMB hearing booked for January of 2020 is still expected to take place as planned.
2. Negotiations have been on-going with the city and other stakeholders since the preliminary hearing in November 2018.
3. The developer, CentreCourt, is committed to resolving as many of the issues as possible and clearing them off the table through negotiations prior to January 2020.
4. A revised application has been submitted to the City of Toronto. It is being circulated to the City Departments. The circulation process has not yet been completed.
5. The issues addressed were angular plane from Yonge Street, reduction of shadows, height, entrance to the residential tower coming through the houses on Wellesley Street, increased width of the access lane from St. Nicholas Street ,etc.
6. Deals with other landowners in the vicinity have not been achieved but have not been ruled out. Centrecourt is buying air rights from nearby landowners. Etc.
7. Discussions are on-going. The red/yellow/green light has moved off red for the moment.

City Planning Comments:

St. Nicholas Street is likely to be closed for long intervals during the construction Phase if an application is approved.

BCCA Comments:

- This site is not appropriate for a 55-storey tower, even though it may satisfy the angular plane for Yonge Street.
- This proposal is not giving anything back to the community in terms of space for the hundreds of new residents it will bring to the area.
- The public domain in this area cannot assimilate all the influx of new residents that are coming. The sidewalks are very narrow and frequently almost full of pedestrians.
- The bike lanes prevent widening of the pedestrian sidewalk.

The BCCA formally requested a Site Planning/Construction Plan Working Group for this site.

Office of Councillor Wong-Tam Comments:

Centrecourt discussions with the Councillor have raised the possibility of a community/BCCA space to be established within this building.

It is likely that a site planning and Construction Plan Working Group will be organized.

BCCA Meeting with CentreCourt

The BCCA was not approached by this developer. The BCCA Development Committee has scheduled an information meeting with CentreCourt for September 26th.

Attachment 5

10 St. Mary Street

Current Owner and Developer: Castlepoint Numa

Current Update of the 10 St. Mary Street Development

- They have been working with Heritage, Traffic Services, Urban Design and have settled on a plan with the city.
- Submissions have been made to designate 10 St. Mary Street, 710 -716 Yonge St. as heritage.
- The tenants at 10 St. Mary Street have vacated; asbestos removal and renovations have been ongoing.
- The ground floor of the existing building will be maintained.
- The cladding on the column at the S/E corner of the building will be removed to expose and restore the mosaics

Floorplan Renderings

- The existing loading dock on the S/W corner will not be used; a new loading dock and one-way ramp will be built a little further east, in between, to accommodate internal loading and to minimize the opening
- Smaller trucks will be loading and loading off this private lane; larger ones will use the St. Mary S. loading dock
- 83 St. Nicholas Street will be restored and remain where it is today. Heritage did not approve moving the façade to facilitate major loading off the private lane
- 83 and 81 St. Nicholas Street will have retail
- 79 St. Nicholas Street will be the main entrance for residents
- The original brick on these buildings will be saved. There may be a need for some new brick to be supplemented
- The parking entrance will be at the rear on St. Nicholas Street

Tower Articulation

- Tower specifications comply with the required 10 and 25 metre setbacks, 75-degree angular plane, and heritage
 - there are setbacks on St. Nicholas Street as well
 - there will be a step back on the 35th floor
- building details follow:
 - there will be 51 stories; 475 residential units, 10% - 3 bedroom, 25% - 2 bedroom and the remaining 65% will be 1 bedroom
 - the 3rd floor will contain the amenities
 - the balconies will be west and east facing
 - there will be a north and south curtain wall
 - a design of possibly alternating diagonal patterns is proposed
 - the tower will cantilever 4 stories above the 10 St. Mary Street building

BCCA Comments: A suggestion was made that an artist be commissioned to create a design that could be used as their signature

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(10 St Mary Street continued)

710 -718 Yonge St.

- City Council has designated the lands and buildings known municipally as 710-716 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.
- The buildings are all worthy of designation for their cultural heritage value and meet the Ontario Regulation 9/06, the provincial criteria described for municipal designation, under the category of contextual value.
- The facades will be maintained.
- The original first floor lot will be restored and renovated
- A portion of the second-floor height will be retained to act as a mezzanine.
- An elevator will be installed to access the second floor.
- The exterior will retain its 6-store appearance.
- The rooftop will be green.

BCCA Comments: A suggestion was made that they consider a rooftop patio restaurant and/or possible pop up stores

Rental vs Condo Sales

- This is yet to be determined

Status:

- It will take at least 2 years to work through the process before construction starts.
- They are not anticipating tenancy until 2021.
- They are promoting a live/work/play concept within their development.
- They are happy to work with the BCCA whether it be through continued meetings and/or formal working group meetings.
- They are interested in our Green Loop proposal and have asked for more details.

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