



## **BCCA AGM Minutes November 21, 2022**

### **1. Welcome**

The meeting started at 7:05 pm with President Jack Candido, acting as Chair. Quorum was met with representation from 8 of the 13 member buildings; the rest by proxy.

All were welcomed, with a special acknowledgement to guest speakers and our newest member buildings, Karma Condos at 15 Grenville and The Gallery at 25 Grenville.

The Meeting Protocol and Land Acknowledgement was completed by Christine Dingemans, Director.

### **2. BCCA Reports**

#### **BCCA November 21, 2022 AGM Minutes**

Last year's November 15, 2021 AGM minutes were ratified at our BCCA General Meeting held on January 17<sup>th</sup>, 2022. Minutes were posted on the BCCA website.

#### **Treasurer's 2022 AGM Report**

Norm Waite, BCCA Treasurer, announced that we have a positive operational surplus and a healthy financial situation as of September 30<sup>th</sup>, 2022.

Because of your membership, the BCCA continues to be a strong voice for a strong community.

#### **Canada Not For Profit Act**

As a small organization, the Canada Not For Profit Act allows the waiving of the appointment of public accountant to prepare financial statements. Hiring an accountant for a professional review or audit is expensive, and we are fortunate enough to have a volunteer Treasurer who very competently sends out membership invoices, maintains our bank account and pays our minimal expenses.

Christine Dingemans made a motion, seconded by Norm Waite to dispense with the appointment of a public accountant and waive the preparation of audited financial statements, for the financial year ending September 30, 2022. The motion was unanimously carried.

### **2. Key Note Speaker - Planning for Toronto's Future: Old Challenges, New Solutions**

Karen Chapple of the School of Cities presented the main challenges for our area being the affordable housing crisis, the Strong Mayor's Act and U of T campus planning.

Population growth is uneven in the GTA, with downtown and 'exburbs' seeing strong growth. 4.3 million new Ontario residents are estimated by 2043, with 1/3 settling in the GTA. Auto-oriented suburban growth is driven by immigration, where residents have no local job opportunities. Bills 23 and 39 do not resolve this issue, or housing affordability. Expanding neighbourhood housing options have been minimally successful in the short term, likely taking at least 10 years to gain any momentum if Portland's reforms are used as a model. See [www.gentledensity.ca](http://www.gentledensity.ca) for details.

The University of Toronto is rethinking their campus design by building new housing and repurposing office space for residential use for staff and students.

### **A Strong Voice for A Strong Community**

### **3. Fall 2022 Update**

The BCCA Board of Directors presented an informative overview of the BCCA, complete with proposed and current developments, public realm projects, major accomplishments throughout the year and 2023 Priorities.

[https://drive.google.com/file/d/1-SiKCQq4GAUmhPJ9oHGAg5DqYuaWrlek/view?usp=share\\_link](https://drive.google.com/file/d/1-SiKCQq4GAUmhPJ9oHGAg5DqYuaWrlek/view?usp=share_link)

We encourage everyone to visit our website [www.baycloverhill.com](http://www.baycloverhill.com) for lots of interesting information. Join our Facebook Group “Bay Cloverhill Community”, follow us on Twitter or Instagram “@baycloverhill” to stay current with special events and neighbourhood activities.

### **4. Guest Speakers**

#### **Toronto Centre Ward 13 Update**

Chris Moise, our newly elected Toronto Centre Ward 13 Councillor, is looking forward to working with the neighbourhood and has fully transitioned from his previous position as Toronto District School Board Trustee.

#### **Toronto Centre Update**

Kristyn Wong-Tam, our newly elected Toronto Centre MPP, has taken on the judicial and LGBTQ2S+ portfolios. Kristyn is in the process of arranging media and community consultation on Bill 39 before the bill is passed at the end of the week. MPP Wong -Tam noted that provincial mandates have not been released and is concerned with the super Strong Mayor’s Powers.

#### **University Rosedale Update**

MPP Jessica Bell spoke about the Land Reform Bill 23 and its many challenges for the City, including waiving of developer fees for overpriced 'affordable' housing and the resulting financial shortfall of \$230m to the city for infrastructure and amenities for the numerous new residents moving into the area. Some amendments have resulted in allowing third party appeals for the Ontario Land Tribunal, but the potential of legal costs being assessed could result in huge financial awards against third parties. The elimination of site plan control eliminates many beneficial green building standards.

#### **52 Division, Toronto Police Services Update**

Constable Anthony Lamanna, Community Relations Officer, discussed the new sidewalk safety initiative launched in our area and shared various reports. The provincial courts at College Park will be closing and should result in a safer neighbourhood. There were over 1,100 marches and demonstrations at Queen's Park over the year that Toronto Police Services managed. He appreciated the community alerting the authorities to the noisy after hours activities at the nightclub on St. Joseph Street, resulting in charges and the successful closing of operations in the near future.

### **5. Dr. Lillian McGregor Park**

Kathryn Holden recounted the dynamic community activism that resulted in the creation of Dr. Lillian McGregor Park . A timeline of the events was given, dating back to the idea of a much needed public park in our catchment area, this ideal vacant site, anecdotes outlining enlisting community members, neighbouring associations and Occupy Toronto. The site was named as Wellesley Park on painted hoardings, petitions were signed and numerous marches at Queen’s Park followed. Our message was definitely heard, our objective was met and the rest is history.  
<http://www.baycloverhill.com/green-spaces.html>

## **6. BCCA Nominations/Elections**

Christine Dingemans was elected as President and Norm Waite was re-elected as Treasurer, starting January 1, 2023. Since there were no nominees for the vacant Director position, it will be up for appointment at the January General Member's Meeting and anyone interested is encouraged to volunteer.

## **7. Closing Remarks**

President Jack Candido thanked attendees for their participation and invited all to visit the BCCA website at [www.baycloverhill.com](http://www.baycloverhill.com) and to feel free to send questions to [info@baycloverhill.com](mailto:info@baycloverhill.com)

The meeting concluded at 8:45 pm.