



BCCA General Meeting Minutes March 21, 2022

AGENDA

1) OPEN

- 1a) Call to Order, Welcome, Land Acknowledgement** (J. Candido/C. Dingemans)
Quorum was reached with 8 out of 12 member building representatives in attendance; 4 member buildings were represented by proxy.

J. Candido, President, welcomed everyone and started the meeting at 7:02 pm.

C. Dingemans, Director, read the Land Acknowledgement and reviewed the virtual general meeting protocol.

- 1b) Approval of BCCA Agenda - March 21, 2022** (C. Carnevali)

The agenda was amended to include Strategies for City Planned Events as Item 4e under New Business.

A motion by T. Gardiner; seconded by M. Tait-McClellan was made to accept the agenda as amended; carried.

- 1c) Approval of BCCA General Meeting Minutes - January 17, 2022** (C. Carnevali)

A motion by T. Gardiner; seconded by N. Waite was made to accept the minutes as written; carried.

2) UNFINISHED BUSINESS (from previous meetings)

- 2a) Additional Off-Leash Park in QPN** (C. Dingemans)

The general consensus reached after a thorough review and previous discussion with Councillor Layton was that Queen's Park, being a ceremonial park, is not an appropriate location for an off-leash dog park.

- 2b) Plaque for Primrose the Donkey - Clover Hill Park** (C. Carnevali)

The idea of installing a plaque to outline the story behind Primrose, came up as a suggestion at our AGM in November.

The BCCA executive team pursued this request with Councillor Layton's office.

The outcome was favourable as the Economic Development and Culture division agree that adding a plaque to the Primrose statute will help to add more context on the project for the community. They are aiming for installation this summer.

3) **REPORTS**

3a) **Treasurer's Report** (N. Waite)

The BCCA finances remain in a healthy positive situation with a \$14,000 balance in our Meridian Credit Union account as of March 2022. 8 member buildings have paid their 2022 fees to date. The others are due later this year.

3b) **Social Media** (C. Dingemans)

- Face Book has 73 members (3 since January BCCA General Meeting), 135 posts, 1,230 view which is almost 1,000% increase)
- Twitter has 136 followers, March 15th Walk Toronto posted about Green Loop
- Website had 314 visits since January BCCAGeneral Meeting-12%, 557 page views - 20%, 1.7 pages per visit -17%, big increase in activity on March 14th, just after meeting notice was sent out

3c) **BCCA Developments**

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

This proposed development is a 39-storey mixed-use senior care living facilities & condominium building (i.e.: Seniors Residence on the first 12 stories and the balance as a condo tower).

There are several issues with the proposed development including height, transition from 57 St. Joseph St., massing and setbacks, and the functioning of the east laneway due to its narrow width. The City's Final Report is still outstanding.

K. Holden and M. Tait-McClellan met with the President of the Board at 57 St. Joseph Street to discuss the issues relating to the laneway. There will be a meeting with Daniel's on Friday March 25th to further discuss the laneway issue.

1075 Bay St. (K. Holden)

The Re-Zoning Amendment Application (i.e.: 59 stories, 12 stories commercial, the rest residential) was submitted on October 1, 2021.

Polo 1 submitted an appeal; it was resolved in March of 2022 and withdrawn.

A Site Planning Meeting is yet to be scheduled

The construction phase will not be completed for another 5 years.

25 St. Mary Street (M. Tait-McClellan)/K. Holden)

This new proposed development will replace the current 24 storey rental building with two towers of 59 and 54 stories. There will be over 1,100 units consisting of 273 rental units with the balance of the units as condos.

K. Holden and M. Tait-McClellan met with the consultants for Tenblock regarding their application.

There are several issues with this proposal, namely the height of the east building which will front on St. Nicholas across from the historic cottages on the east side of the street and Inkerman Laneway being only 4.3 meters.

There will be a Community Consultation within the next few months. The Councillor also wishes to hold an in-person meeting to better accommodate the residents.

10 St. Mary Street (C. Carnevali)

This development was put on hold over the past few years. Castlepoint Numa has now subcontracted this project to Mattamy Homes. They have submitted their Site Plan for a proposed 50 storey mixed-use condominium building. A Working Group Meeting will be scheduled over the next few months.

510 Yonge St. (C. Dingemans)

This proposed 59 storey condo development will have retail along Yonge St. and 19 rental units. The next Ontario Land Tribunal hearing is scheduled for November; BCCA is registered as Party status, along with the City of Toronto

Our lawyer is investigating expert witnesses and will be talking to the developer's lawyer.

27 Grosvenor St./26 Grenville St. (J. Candido)

Demolition of the existing parking garage and previous Coroner's Building will begin this fall.

30% of its units will be designated as affordable rental housing.

475 Yonge St. (C. Dingemans)

This proposed development of 75 and 78 storey condo buildings is adjacent to the BCCA area. A Working Group Meeting was held on March 2nd, 2022. The Site Plan Meeting is yet to be scheduled.

Discussion ensued about the importance of pursuing a boutique hotel replacement component which is in much need in our downtown core to provide lodging, offer conference facilities and to re-instate hotel and hospitality employment.

3d) Dr. Lillian McGregor Park (C. Carnevali)

Councillor Wong-Tam identified a need for more shrubs and trees, from St. Luke's Lane to the park, during her walkabout with Lanterra and the City in December 2021.

It is now in the conveyance process to transfer the land to the City.

YMCA, Meridian Credit Union, K9 Couture have all agreed to participate/assist with programming in the park. The Park Opening ceremony is being coordinated by Lanterra, tentatively in April or May 2022.

3e) Great White Oak Bench Construction (K. Holden)

The initiative, to use the trunk of a 198 year old tree that was cut down, to make a bench, started back in 2019. To date, we have worked through the design and budget process with Robert Jarvis from Just Be Woodsy and Councillor Layton.

There will be two back to back 12 foot long benches with huge legs, an arched back and

arm rests, facing an east/west direction on a bed of crushed gravel surrounded by a wooden barrier.

It will be located in Queens Park North beside the sister tree of where this tree was cut down.

To date the City of Toronto has not signed off on any approvals, namely, the design, approvals and budget process nor an installation agreement. Construction of the bench cannot commence until the design and budget approvals are signed off.

3f) Green Loop Next Steps (J. Candido)

The Green Committee met and prepared a response to the City's Green Loop proposal. Findings indicated that the City takes the North Downtown Yonge Green Loop down to Gerrard St. instead of crossing Yonge by push-button signal at the arch.

Superior wayfinding signs are needed as opposed to the City proposed PIS. Signs should include park details, associations' name, possibly brief text outline and QR codes to online maps/information/ apps.

Accessible online information is required to draw attention to other green spaces in the neighbourhood, highlight places of interest and importance in our neighbourhood and promote interesting retail areas like Church Street.

3-D crosswalks or a green loop element addition needs to be considered as well as the the number of parks in the route need to be determined.

A meeting to review and discuss our strategy with the City will be scheduled in April.

Canadian Tire Condo Tower Project: Opportunity for a Rosedale Green Loop

(Kathryn)

The potential for green space lies between Rosedale to Summerhill, runs west to CPR (10 metres) on the south side of the tracks, to Avenue Rd. and Ramsden Park.

This plan would connect 11 parks and enrich the Green Loop.

K. Holden has attended a walk of the proposed new pedestrian walk where she connected with James Brown, an architect with Landscape interests. James may be a good contact for the BCCA Green Loop.

Action: A contact may be arranged in the future for a BCCA Green Loop walk with James.

4) NEW BUSINESS

4a) BCCA In Person General Meetings (J. Candido)

It was agreed to wait until summer to see if/when everyone feels comfortable to resume in person meetings.

4b) Sundial Proposal or Other Options QPN (J. Candido)

The idea is to install a sundial to fill in the existing fountain which is currently in operational. The sundial design with a gnomon in the centre, a concrete mount and numerals would provide both an attractive and educational presence. Sun studies will have to be made as well as an assessment of possible safety hazards related to the gnomon device.

The general consensus was to move forward. This concept will be presented to the University of Toronto Community Liaison Committee and feedback will be provided to Councillor Layton who supports the concept and funding for this project.

4c) Community Use of Empty Space (880 Bay St.) (C. Carnevali)

The BCCA proposed that this empty site be repurposed for community use (i.e.: Artisan and Farmer's Markets, Food Courts and/or maybe even a mini-Skateboard Park). Councillor Layton has had a conversation with Herman Ellis, Program Director at Scadding Court Community Centre, requesting that he consider pursuing this with Infrastructure Ontario.

4d) Street Furniture (C. Dingemans)

On March 9th, additional Astral furniture was requested (4 benches, 5 litter/recycling bins, 2 automated washrooms, 3 bike stands). A request will be made for more bike stands in front of 5 St. Joseph as well and green dog litter bins. Further requests can be sent to info@baycloverhill.com.

4e) Strategies for City Planned Events (M. Litvack)

We continue to face challenges and traffic violations on St. Joseph Street when road closures are made for Yonge St. events. In each case, requests for traffic management (i.e.: signage and police presence) needs to be co-ordinated with Street Events and TPS
Action: C. Carnevali will work with Street Events and TPS to ensure that St. Joseph Street is flagged as problematic.

5) ANNOUNCEMENTS

5a) Sad News (C. Dingemans)

Myra Little, a former member, who did a lot of hard work over the years for the BCCA, has sadly passed away last month.

5b) BCCA Mayor's Clean-up Day

There has been no formal announcement to date. Notices will be issued to members once details are available from the City.

6) ADJOURNMENT (Jack)

The meeting ended at 8:40 pm.

Next Meeting - May 16, 2022

A Strong Voice for A Strong Community