



**BCCA General Meeting  
May 15, 2023**

**AGENDA**

**1) OPEN**

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

Quorum was reached with 7 out of 13 member building representatives in attendance; 3 member buildings were represented by proxy. The meeting started at 7:09 pm. Christine Dingemans, President, welcomed everyone, read the Land Acknowledgement and reviewed the virtual general meeting protocol.

**1b) Motion to Approve BCCA Agenda - May 15, 2023**

New Business Items 5b) Harm Reduction and 5c) Participatory Budgets have been added. A motion by B. Hagan; seconded by M. Tait-McClellan, was made to accept the agenda as amended ; carried.

**1c) Motion to Approve BCCA General Meeting Minutes - March 20, 2023**

A motion by B. Hagan; seconded by S. Rutledge was made to approve the minutes as written; carried.

**2) GUEST SPEAKER - Toronto Fire Prevention (Jade Wong, Toronto Fire and Life Safety Educator)**

Jade Wong, gave an informative presentation. Highlights on the three pillars of fire which are prevention, detection and escape follow:

Prevention Tips:

- "give a heater a metre"
- put candles on a sturdy holder; blow out candles before leaving home
- don't use power bars if they have any black marks or from a dollar store
- keep smokers materials such as matches out of children's reach; smoke outside; use an outdoor ashtray and do not flicker cigarettes out of your windows or balconies
- wear short sleeves and/or tight fitting clothes while cooking, keep your counter clear around the stove and make sure the stove is turned off when you leave your unit
- keep a potlid or baking sheet nearby to extinguish any grease fires, since water is not effective

Detection:

- the building fire alarm system includes smoke detection in the hallways and common areas
- each unit's independent smoke alarm alerts the residents of the unit of any smoke. If the smoke alarm in the unit activates, do not open your suite door for ventilation, as this will set off the building fire alarm system. It is recommended that balcony doors or windows be opened to ventilate your unit.

Escape:

- if there is a fire in your unit, evacuate immediately and activate the pull station on your floor before using the stairwell to exit
- if the fire alarm system is ringing, but there is no smoke in your unit, it is optional for you to evacuate.
- if there is smoke and you are unable to leave, close any gaps at the suite door with towels or tape, go to your window or balcony and call 911 to alert firefighters that you need to be rescued
- the use of fire extinguishers is not recommended as they have a limited life span. In reality, they can only be used for small fires since they operate for about 5 seconds. Using a fire extinguisher in the kitchen can damage stoves, cabinets and counters. Fires in newer appliances

**A Strong Voice for A Strong Community**

can be extinguished by unplugging them, since they are designed so the oxygen is self contained to the appliance.

- fill out an "In Case of Emergency" form and leave it in an envelope taped on the back of their suite door. This will assist paramedics in the event that the resident is unconscious or unable to provide medical and contact information in the case of an emergency situation.  
file:///C:/Users/Owner/Desktop/903f-ICE-Sheet2016-1%20(1).pdf

### 3) UNFINISHED BUSINESS (March 20<sup>th</sup> Meeting)

#### 3a) Ethiopian House Restaurant 4 Irwin St. (M. Litvack)

The owner of this family owned business, which has resided in our neighbourhood for years, is very concerned with the 646 Yonge Street development plans to demolish this site.

More discussion needs to take place to determine if the owner wants to relocate within our neighbourhood. Perhaps KingSett could offer a spot in the new building.

*Action: BCCA executive team will pursue need and opportunities.*

### 4) REPORTS

#### 4a) 2023 Priorities

An update was given on 2023 priorities. Completed to date: the BCCA Constitution has been updated, we are in compliance with the Ontario Non-profit Corporations Act and the Breadalbane Off Leash Dog Park was opened on May 9th. We are working on the installation of the Great White Oak bench in Queen's Park North this June or July, street furniture installation this year, planning for the Bay Cloverhill Green Loop pedestrian walk and the replacement of the non-operational fountain in Queen's Park North with a sundial.

#### 4b) Great White Oak Bench (Robert Jarvis, Just Be Woodsy)

The twelve foot, double sided Victorian bench made from the great white oak tree that was cut down in Queen's Park North will be installed this summer of 2023, close to the location of the original tree.

Robert has been grateful to be part of this project, as we are of his woodworking craftsmanship.

The Just Be Woodsy studio, located in Scarborough, is where fallen trees are processed and turned into items; a genesis to bring wood to life. More details about this establishment can be found on

<https://www.justbewoodsy.com>

#### 4c) Development (K. Holden)

##### 25 St. Mary Street

The Rezoning Application submitted in May 2023 was approved. The development features 2 towers (54 and 59 stories), green space and a daycare. As per City Protocol, the developer does not have to provide any underground parking due to the downtown access to public transit. Additionally, this shortens the construction timeline by 2 to 3 years. Normally one level to accommodate visitors parking, carshare, bikes and building services vehicles is sufficient.

Site Planning is pending at current.

**480- 494 Yonge St. Immix Development (Bricking St. Luke Lane)** (K. Holden)

QuadReal intend to brick the north portion of the lane adjacent to their site with charcoal grey pavers. The BCCA is addressing the extension of the laneway bricking.

**450 Yonge St. Oddfellows Hall Expansion** (K. Holden)

The owner of this building plans to renovate the interior and add 5 storeys on the N/W corner of the building which is adjacent to the Yonge College Condo tower. He intends to install a sign on the roof which will require Heritage Toronto's approval.

**10 St. Mary Street** (C. Carnevali)

The applicant has submitted minor variances for consideration at the Committee of Adjustments hearing scheduled for June 21. While the site plan remains relatively the same (i.e.: the retention of the heritage office building, retail along Yonge Street and a new condominium tower on St. Nicholas that would cantilever over the office building, they have asked for an increase in height from 51 stories to 60 stories. There will be 640 units, 10% studios, 55% 1 bedroom, 25% 2 bedroom, 10% 3 bedroom. In view of the upcoming developments which are adjacent to this property, the changes are appropriate for this site.

The BCCA has been asked to provide a letter of support, which will be subject to executive review and approval.

**4d) Safety**

**Sidewalk Safety - Project Safeguard**

Project Safeguard is the Toronto Police Service program that targeted bikes/ebikes riding on sidewalks, especially food couriers. The inaugural program last fall in 52 Division was successful and the program will be relaunched this Spring.

The Sidewalk Safety Committee had a very productive meeting with Councillor Dianne Saxe on May 2nd.

At last week's City Council meeting Councillor Saxe passed a motion to require micro-mobility couriers to be easily identifiable and educated about traffic rules. She also asked for the City's recommendations to deter ebikes from sidewalks which replaced the original request for police enforcement. A BCCA Letter of Support was sent. This matter will be brought before the June 28th Infrastructure and Environment Committee.

**CPLC Meeting – April 5, 2023**

Updates from the CPLC Meeting included a presentation on fraud prevention. Inaugural survey results were presented. The top issue of concern is encampments, followed by sidewalk safety and TTC assaults. Bay Cloverhill concerns included sidewalk safety, parcel thefts and shoplifting. Toronto Police emphasized that they continue to patrol the TTC, with on duty officers instead of off duty coverage. They are working on improving timely answering for non-emergency police calls. The executive is looking into organizing a community event in August.

**Special Event Co-ordination** (C. Carnevali)

The BCCA will discontinue sending requests for traffic management on St. Joseph Street, during events that require Yonge St. to be closed. There are many factors related to staffing and respective event co-ordinators practices and contractors that affect carrying out our requests.

Toronto Police Services has confirmed that St. Joseph and St. Nicholas is flagged. Auxillary officers are scheduled but don't always show up.

The City Event Co-ordinator has our email template request on file and uses it to co-ordinate signage. Sometimes co-ordinators do their own thing.

*Action: Cathy will pursue obtaining Agendas and Routes for all Citywide Events so that they can be posted on our website <http://www.baycloverhill.com/specialevents.html> for informational purposes*

**4e) Letters of Support**

BCCA has sent letters of support for 25 St. Mary Street Development, Carbon Budget, Avenue Road Safety Coalition and Micro-Mobility Devices.

**5) NEW BUSINESS**

**5a) FoSTRA BOLD Participation, Environmental Working Group**

If anyone is interested in joining this working group, please email us at [info@baycloverhill.com](mailto:info@baycloverhill.com)

**5b) Harm Reduction**

There is a new community care program in the Downtown area with peer workers who are dedicated to safe disposal of unused or expired medications, safer drug use equipment, needles, and other medical supplies to prevent HIV, HCV, and STBBI infections, accidental ingestion, misuse, and environmental contamination. More details will be shared on social media and anyone interested in this program can contact [info@baycloverhill.com](mailto:info@baycloverhill.com)

**5c) Participatory Budgeting -Toronto Centre Projects**

Councillor Moise is introducing participatory budgeting to Toronto Centre Ward 13, an initiative which involves residents proposing and voting on neighbourhood projects. The Bay Cloverhill neighbourhood is in Zone 1. There will be a virtual information session on Thursday, May 25, 2023 from 6:30 pm to 8:00 pm and in person pop-up information sessions on Saturday, May 27th at Dr. Lillian MacGregor Park and Barbara Hall Park, as well as from Friday, June 23rd to Sunday, June 25th at the Councillor's Pride Toronto booth.

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

**6a) Follow up TTC Exit Dundonald St. - Homeless**

Concerns which were reported to the TTC in February are still awaiting a response. There were no recent issues with homeless people at the Dundonald TTC exit, expressed at this meeting.

James Bennett, TTC Special Constable Community Engagement, will be the guest speaker at our BCCA General Meeting scheduled for Monday October 16<sup>th</sup>

**A Strong Voice for A Strong Community**

[info@baycloverhill.com](mailto:info@baycloverhill.com) 1703 - 24 Wellesley Street West Toronto ON M4Y2X6 [www.baycloverhill.com](http://www.baycloverhill.com)

**6b) Gas Powered Leaf Blowers**

Councillor Saxe has requested the City Manager to report to the Infrastructure and Environment Committee (IEC) in May on a plan to implement a ban on the use of two-stroke engine leaf blowers, lawnmowers, and other small engine equipment.

The general consensus is that this issue has no relevancy to or impact on our community, hence no support was given.

**7) ANNOUNCEMENTS**

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

**8) ADJOURNMENT**

The meeting ended at 8:30 pm.

**Next General Members Meeting – August 21, 2023**

**A Strong Voice for A Strong Community**

info@baycloverhill.com 1703 - 24 Wellesley Street West Toronto ON M4Y2X6 www.baycloverhill.com