



BCCA General Members' Meeting Minutes
March 18, 2024
7:00 pm - 8:30 pm

AGENDA

1) OPENING

1a) Call to Order, Welcome, Land Acknowledgement

Quorum was reached with 9 out of 14 member building representatives in attendance; 3 member buildings were represented by proxy. The meeting started at 7:03 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 – March 18, 2024

A motion by T. Gardiner; seconded by S. Rutledge, was made to approve the agenda as written; carried.

1c) Motion to Approve BCCA General Members' Meeting Minutes – January 15, 2024

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

2) GUEST SPEAKER - Councillor Chris Moise, Ward 13 Updates

Councillor Moise has had a busy year sitting on 13 committees, chairing 4 committees, and having a full schedule of community activities. He is very thankful to his team.

Toronto Centre Participatory Budget Projects Motion

Three projects were selected as part of 2023 Participatory Budgeting and will be presented at City Council on March 20th for approval. The projects are the curbside bump outs on St. Joseph Street at Bay St. and Yonge St., scheduled for installation Summer 2024 and two murals on St. Luke Lane that will be completed by September 2024. The motion for up to 10 new tree planters on St. Nicholas Street at a cost of \$10k each will be deferred to the April 17th to 19th City Council meeting. Timeline and details will be posted on www.torontocentreprojects.ca.

Status of Norman Jewison Park Expansions

Construction for the park improvements at George Hislop and Norman Jewison Park starts on May 30 to August 2024. The parks will be closed to the public during construction.

The CWNA and BCCA have recently sent in a letter to ensure the inclusion of the parking lot. The Toronto Parking Authority lot 003 at 13 Isabella Street was secured through City Council approval of Site and Area Specific Policy 183 and the North Downtown Yonge Urban Design Guidelines.

Transportation Services Laneway and Street Lighting Projects

Laneway lighting improvements requested for St. Vincent Lane, St. Luke Lane, Cottage Lane, Bistro Lane, Inkerman Street and Phipps Street will be investigated with Toronto Hydro. It costs about \$15k for each freestanding light pole and \$20k to \$30k for a new light pole. Section 37 development funds will be allocated to work with private property owners.

Councillor Moise suggested a walkabout with BCCA, Toronto Hydro and City staff to visit these sites.

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Green Loop Naming

Residents are encouraged to complete the survey by March 25th for the renaming of the Green Loop. The names under consideration are Clock Tower Trail, Clock Tower Green Loop, Historic Yonge Green Loop and Historic Yonge Parks Trail.

2024 Traffic Control Box Artwork Requisitions

Requests for traffic control box artwork of \$1,600 each (half going to the artist) has to be submitted as proposals on Toronto Centre Projects

Sankofi Square - Renaming and Funding (Section 37)

Section 37 development funds negotiated by Councillor Kyle Rae in 2003 and 2004 for almost \$550k will be used to improve Yonge Dundas Square and renaming costs for Sankofa Square. In response to a complaint about noise at Yonge and Dundas, Councillor Moise confirmed that new signage banning amplified noise was installed in the area and MLS bylaw enforcement was monitoring noise levels. Construction for the first phase of YongeTOMorrow should start next year, and is complicated by the Metrolinx construction at Yonge and Queen. Design and planning for the second phase is scheduled in two to three years.

Soil Renewal for Community Garden Planters and Bioswale

There will be two Community Environment Days: Allan Gardens on Saturday May 18th from 10 am to 2 pm with free loose compost; Regent Park on Saturday July 13th from 10 am to 2 pm with free bagged compost. If need be, the BCCA can arrange to have compost delivered through the councillor's office.

3) UNFINISHED BUSINESS

3a) Community Gardens Concern Related to Dog Litter (C. Dingemans /M. Tait McClellan)

A. Rezoski reported that he had installed some plastic signs discouraging dogs from using the community gardens as a toilet, but metal signs seem to be more durable and visible. Residents were encouraged to look out for suitable signs in local stores.

4) REPORTS

4a) Membership Guide (C. Dingemans)

C. Dingemans introduced the Membership Guide which details responsibilities for building representatives. All are encouraged to participate regularly in meetings and share information with fellow residents and their building board directors. The opportunity to volunteer to help out on projects or committees, or serve on the BCCA board was emphasized.

4b) Great White Oak Bench Installation (K. Holden)

A brief history of the Great White Oak Bench was provided. K. Holden and M. Tait-McClellan met with City Parks staff and Robert Jarvis (Just be Woodsy) on February 22nd

Agreements were reached with the city to keep the location close to where the original tree was, near the walkway to Victoria College.

The Parks Department installed a concrete pad base in February. Installation of the bench will happen later this Spring. We will look into a plaque or QR code to document the history of the tree and the community's efforts to reclaim parts of the tree for a bench.

4c) CPLC Meeting - Feb 7th (C. Carnevali)

Based on community feedback, the following items were addressed:

- Sidewalk Safety - an email was sent by B. Hagan to Mayor Chow and Councillors Saxe and Moise
- Break and Entry at Five Condos
- Request for periodic police patrolling (Rabba, Shoppers', Phipps St. and St. Nicholas St.)

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4d) Development Updates (K. Holden)

There has been very little change or movement. Daniels has deferred demolition activity for 95 St. Joseph Street to 2025. They have however submitted a resubmission; copies will be sent out to the BCCA executive team. As of February 24th, CentreCourt has completed 37 floors at 8 Wellesley St. West.

There will be a hearing on April 3rd related to the proposed development at 646 to 664 Yonge Street and 2 to 4 Irwin Avenue. The Official Plan and Zoning Amendment will be presented, as well as Rental Replacement matters.

4e) Clover Hill Park Primrose Donkey Plaque (Carnevali)

This project is still in the procurement phase, awaiting a PO in order to get to work having the plaque fabricated shortly thereafter. We have been assured that dollars from the public art budget is allocated to have this work completed as soon as the RFQ process is complete.

4f) FoSTRA Updates (C. Dingemans)

The Federation of South Toronto Residents' Associations (FoSTRA) holds monthly meetings where issues of interest are discussed. Regent Park operates a successful Social Development Plan that builds community. Most residents' associations were in favour of keeping Billy Bishop Airport on the islands rather than converting to parkland. The province overruled an Ontario Energy Board decision to have developers pay the cost of new connections, instead the charges will be allocated to all gas customers as outlined in Bill 165. FoSTRA is in need of a webmaster if anyone is interested. The frequency of MPAC property tax assessments is being reviewed, as are individual classifications such as Toronto Island homes that are on land leased from the City.

4g) City's Approach to Responding to Encampments Meeting – Feb 22nd (C. Carnevali)

- A meeting was hosted by 3rd Party Public, who have been hired to look at the Ombudsman's Recommendations regarding the city's approach to responding to encampments
- 31 encampment locations were visited, interviews were conducted, feedback/surveys were sent to TABIA, resident/community associations, met with city staff, TPS, key stakeholders, front line staff, service providers and advocates
- **Concerns:** safety (assaults, fire, needles, trust), waste management, loss of public space, limited adequate housing options, lack of clarity from the city
- **Recommendations:** swift and immediate responses, preventable measures (look at root causes), housing options, prioritize and fund for more social and health services, improve communication and co-ordination of resources
- **Outcome:** Interdepartmental Service Protocol for Homeless People Camping in Public Spaces will be revised to reflect new changes
- **Next Steps:** report will be sent to the Ombudsman in mid-March and then to City Council

5) NEW BUSINESS

5a) Canada Post Mailboxes (M. Litvack)

Canada Post is responsible for mailbox maintenance and issues can be reported through 311, who will connect complaints with Canada Post.

5b) Neighbourhood Streets Plan (A. Rezoski)

The Neighbourhood Streets Plan was introduced last year by City councillors to encourage a holistic neighbourhood safety approach. Any interested individuals can attend a session on March 20th and submit desired projects by June 30th.

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- 5c) The Sidewalk Safety Committee** (M. Litvack)
Constable Kelly Munroe is our new contact. A meeting will likely be convened review neighbourhood concerns. M. Bolognone has drafted a white paper on e-scooters, for FoSTRA's Advocacy & Activism Committee to review.
- 5d) Programming in City Parks** (A. Rezoski)
Microgrants are available for programming in City parks
- 5e) Jane's Walk – May 3rd to May 5th** (A. Rezoski)
Anyone that is interested is welcome to organize a 1 to 1 1/2 hour neighbourhood tour.
- 5f) Sporting Life 10K Run** (M. Litvack)
Concern was expressed due to the closing of Yonge St. and the potential impact on St. Joseph Street suggesting the need for an officer to direct traffic. The BCCA reiterated that it is up to the City Event Co-ordinator and the individual Event Co-ordinator to project manage accordingly.
- 6) ANNOUNCEMENTS**
1) Community Consultation (646- 664 Yonge St.,2 - 4 Irwin Ave) - Wednesday April 3rd, 10:00 am
2) CPLC Meeting – Wednesday April 3rd, 6:30 pm
3) BENA 311 Information Session – Wednesday April 17,
4) Mayor's Cleanup Day - Saturday April 20th
Other upcoming neighbourhood special events were presented and are posted online at <http://www.baycloverhill.com/specialevents.html>
- 7) ADJOURNMENT**
The meeting ended at 8:30 pm.

Next BCCA General Members Meeting - May 27th

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