



BCCA General Members' Meeting Minutes January 20, 2025

AGENDA

1) CALL TO ORDER, LAND ACKNOWLEDGEMENT

- a) Quorum was reached with 8 out of 14 member building representatives; 5 in attendance; and 3 member buildings were represented by proxy. The meeting started at 7:04 pm.
The Land Acknowledgement was read and the virtual general meeting protocol was reviewed.
- b) Approval of Agenda -January 20, 2025
A motion by K. Holden; seconded by B. Hagan was made to approve the agenda as written: carried.
- c) Approval of General Members' Meeting Minutes – October 21, 2024
A motion by T. Gardiner; seconded by B. Hagan was made to approve the minutes as written: carried.
- d) Approval of AGM Minutes - November 18, 2024
A motion by T. Gardiner; seconded by B. Hagan was made to approve the minutes as written: carried.

- 2) GUEST SPEAKER - Ryan Facciolo, Supervisor - Bylaw Enforcement Officer**
Our guest speaker from Bylaw Enforcement was unable to attend. Bylaw Enforcement Officers work until midnight, but residents are encouraged to call 311 or file online 311 service requests at any time. Reporting will highlight issues and may result in extended hours for Bylaw Enforcement Officers.

3) PREVIOUS MEETING ITEMS

- Canada Post Mail .(C. Carnevali)
As mentioned by members at the October 21st GMM, many Canada Post Mailboxes have been removed due to vandalism. Our follow up into inquiring about Canada Post Pacel Lockers that provide outgoing mail pickup, indicates that five of our members buildings have installed them onsite.
Action: Canada Post Mailbox deficiencies will be referred to Ward 11 and 13 MPs, post-election.

4) NEIGHBOURHOOD

- 2025 Priorities
The creation of a logo for the Clock Tower Trail, a plaque in Dr. Lillian McGregor Park to recognize the community's advocacy in creating the green space and additional street level artwork on more traffic control boxes, are priorities for this coming year.

A Strong Voice for A Strong Community

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- 2025 Projects:

Our projects include the conversion of a right turn lane at Grenville Street and Dr. Emily Stowe Way into a parkette (Spring 2025), the installation of sidewalk extensions on St. Joseph Street (Summer 2025, new tree surrounds along St. Nicholas Street and Irwin Street (Fall 2025), traffic light installation at Yonge Street /College Park Street/Granby Street, resurfacing and pedestrianization of Breadalbane Street, an historical plaque created for Primrose

NB: The signage process for Primrose is still in progress. The City continues to work with the artists and fabricator to finalize the content of the plaques and hope to have an installation timeline soon.

Primrose received a restorative treatment to her casts this past November. Conversation with the artist for a more long-term solution to ease the cleaning process when the casts are excessively signed is underway.

- Social Media Year End Report

Website www.baycloverhill.com

- 4,243 page views (25% increase)
- 2,636 unique visits (39% increase)

Facebook Group Bay Cloverhill Community

- 199 members (33% increase)
- 49 new members (13% decrease)
- 418 posts (1% increase)
- 7,399 views (22% decrease)

X Twitter @baycloverhill

- 200 followers (3% increase)
- 6 new followers (78% decrease)
- 362 tweets (5% increase)
- 27,626 views

Instagram @baycloverhill

- 49 followers (20% increase)
- 0 posts

- Neighborhood Watch Program .(C. Carnevali)

52 Division is launching this initiative and posted a survey on the Toronto Centre Projects.

Mainly it's about keeping neighbours and the neighbourhood safe, reporting concerns and incidents to the police, who to call for what, and conducting safety audits Crime Prevention Through Environmental Design. The survey was circulated throughout our member buildings for those who may be interested. We can also ask the councillor for Neighbourhood Watch signs which will act as crime deterrents.

All are encouraged to be vigilant and report any concerns and/or incidents.

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5) DEVELOPMENT UPDATES (K. Holden)

- 70 St. Mary Street (E. Slapnicar)
A community presentation was held on November 28, 2024. The Loretto Sisters currently own the building. The tower will house student residences and/or be sold as condos. The institutional part will be purchased by St. Michael's University College. Work is underway to catalogue the art, stained glass windows etc. The chapel will be converted to event space. KPMB Architects have been retained and a developer will be chosen. Currently there is a minor variance application in the works.
Action: K. Holden will provide Just be Woodsy contact details to E. Slapnicar.
- 95 St. Joseph Street
Demolition will be starting this spring. Work will require 1 year to relocate the heritage chapel. The towers will be rental apartments with a completion date of 2030. The construction plan is going to the TEYCC on January 14, 2025.
- 646 Yonge Street
Official Plan Amendment 710 and Zoning Bylaw 1391-2024 was adopted by the City on December 18, 2024.
- 25 Grosvenor Street/27 Grenville Street
The Committee of Adjustment application only pertains to extending the temporary use permission for an elevator, which has already been constructed, to provide loading access to the adjacent site at 25 Grosvenor Street for a further period of three years.
- 100 College Street (C. Merkley)
Demolition of the interior is underway. The developer has installed vibration sensors at The Sound Post and Surrey Place and have proven to be good neighbours overall.

6) COMMUNITY MEETINGS

- Police Relations 52 Division Town Hall – November 6, 2024 (C. Carnevali)
The Drug Squad provided an overview of drugs on the street such as crack cocaine, fentanyl and crystal meth used in public spaces such as parks and Sankofa Square. There is an increase in sales and use at month end. As of November 1st, there were 148 overdoses, mainly fentanyl, in 52 Division. Undercover police are working in these public areas.
- Federation of South Toronto Residents Associations (FoSTRA)
Activism and Advocacy Meeting - December 12, 2024
Many topics were discussed including Expanding Housing Options in Neighbourhoods (EHON), retail uses in residential areas, delay of the Environmental Assessment for Billy Bishop Airport expansion because it had to be translated into French, creation of a new affordable housing committee, no debate will be organized for any upcoming elections, letter of support for maintaining in person sessions for Toronto Local Appeal Board was sent out, private members Bill 48 about rental controls was not

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successful and closures of safe injection sites.

Activism and Advocacy Meeting - January 9, 2025

The relocation of raw sewage overflow into the swimming and rowing channel by the lake shore because of the spa construction is problematic. More EHON discussion was held. The City is studying Avenue designation, which is already in place in Bay Cloverhill. There will be distribution of election information to encourage voter participation. Ways to advocate for affordable housing were reviewed. Residents association have found that developers are using the Committee of Adjustment to supersede community commitments. Toronto Island ferry service management currently operated by Parks and Recreation are under review.

- Clock Tower Trail Meeting – January 17, 2025 (A. Rezoski)
An effective exchange of information, cultural elements and heritage took place at a meeting with the teams working on the Clock Tower Trail and the Relic Linear Park System to discuss similarities between the two projects. The Downtown Yonge Business Improvement Area (DYBIA) is interested in getting involved with the development of the Clock Tower Trail pedestrian route.

7) COMMUNITY CONCERNS

- 20 Queens Park West (K. Holden)
Concerns related to construction staging for Hart House improvements to the loading dock area, on Queen's Park Crescent West, south of Harbord Street, were addressed with the U of T Community Liaison Committee.

8) COMMUNITY And SPECIAL EVENTS

- 52 Division CPLC Meeting - February 5, 2025
- FoSTRA AGM - January 23, 2025
Neighbourhood special events are posted online at <http://www.baycloverhill.com/specialevents.html>

9) ADJOURNMENT

The meeting ended at 7:59 pm.

Next BCCA Meeting - March 17, 2025