

Church Wellesley Neighbourhood Association
Directors Meeting Minutes - 7 December 2019
The 519 - 10am – 12pm.

Present: Connie Langille, Paul Farrelly, Trevor Hennig, Robert Packham, Neil Gibb, Kyle Ianuzzi

Regrets: Tara Schorr;

Non-Board: Gary ?

1.Administration

1.2 Agenda

1.3 Declaration of Conflict of Interest

1.4 Minutes of Last Meeting November 16, 2019 accepted

1.5 Financial Status

- \$2,448.93
- Pay Pal solution – need to figure out a solution regarding main contact / owner of account

2 Activities Report Out

2.01 Housekeeping

- We decided to keep the meeting on Saturday mornings for 2020, in the big glass room.
- Minutes Feb to April: Paul volunteered to do minutes in Trevor's absence.

2.1 Development – Robert

Laneway Standards. Robert and Trevor met with Tyler Johnson (City Councillor's Office) and Robert Mays (Public Realm, Transportation Services) to discuss laneway standards for the neighbourhood. Laneway improvements must be coordinated during the development application period, so that developers pay for and complete the work at a logical time, when the adjacent site is being developed. (When cash in lieu is paid out by developers for this type of improvement, the project can be delayed for many years, as the City's human and material resources are limited).

At the meeting, Robert Mays explained some restrictions to pedestrian oriented laneways:

- there must be a 1.5 m wide "refuge" raised slightly (2") higher than the road OR a separation by bollards
- there must be a color differentiated border to define the refuge.
- pavers are generally Paleotec 3-D interlocking and should be neutral colors, which age better and make ongoing maintenance easier (matching older colored pavers can be impossible).
- lighting

Plantings: we can ask for plants attached to building walls, for which the building owner would be responsible

Lighting: there is a standard wall light pack and an upgraded one (Yonge BIA has some)

On a related note, any enhancements to streets, like bricked crosswalks, need to occur when other roadwork is being done; otherwise the costs are prohibitive.

Kyle stated that he would like to see a completely smooth surface, so as to accommodate roller bladders and cyclists, in the spirit of active transit.

Site Plan 2-8 Gloucester meeting Nov 12

The site plan is going back for revisions; items discussed above (lighting / plants) regarding laneways will be a part of a future site plan meeting.

81 Wellesley E (Aragon) 81wellesley.ca. Above grade construction will be commencing shortly, with overhead protection installed in January

Yonge TOMorrow - YMCA Nov 21 – a public update, information is available online; nothing terribly new.

Champions of the Village - Nov 28 – Connie / Robert

The BIA is starting an initiative that aims to protect businesses in the Village as developers build condos along Church. (This was prompted by the latest revelation, that Cruise / Tango, Boutique Bar and the adjacent parking lot have been bought up by one developer and an application is imminent).

Robert said that one idea was to pool money to buy or lease temporary business space. When a condo is being built a dislocated business could move to this temporary location; when the condo is completed, the business would move back to its previous, rebuilt location.

Another idea was to push for preserving the scale and the type of businesses on Church when a condo goes in, including bar spaces.

Discussion:

Paul noted that the BIA hasn't yet defined itself as an "entertainment" BIA that supports a night-time economy (clubs, bars, restaurants).

Another route is via heritage designation. The potential heritage of buildings in the Village is already identified; however, heritage designations don't protect the types of businesses located in a building; they protect the edifice.

Kyle suggested that a broader initiative, such as designating the Village as human rights site, could be the way to go.

The BIA is asking for CWNA advocacy / endorsement. The consensus for now is general support for the idea of protecting the identity of the Village and to take part in further meetings which will result in a more concrete plan.

Bay Cloverhill Urban Living Block

The BCCA is developing a proposal for a neighbourhood-wide pedestrians first zone which would restrict vehicular traffic and make improvements to the streets, so that they become more welcoming for people walking and biking. The BCCA shared materials from their first two meetings and asked if CWNA wanted to aim for a similar vision on our side of Yonge. We decided that we would follow our own path to making our neighbourhood greener and more pedestrian-friendly, through projects such as linear park and laneway improvements, and the Church Street

redesign. We also want to make sure that any changes to cross streets at Yonge work for both neighbourhoods.

2.2 Safety - Paul

Safety Network meeting (December 4); Started their first annual review, looking at their terms of reference, function and purpose, and how to chair. The community is supposed to be taking more of a leading role, transitioning from the city staffer Stephanie Mazerolle. In January they will revise the terms of reference and leadership.

Neil and Kyle questioned the value of the Safety Network meetings and Paul and Connie responded that there is a great deal of invaluable information sharing regarding community safety at the meetings.

Healthy Neighbourhoods. The Councillor held a series of public meetings about neighbourhood safety, with presenters (including Downtown East Action Plan, Progress Place, police etc.); There were interest tables with facilitators. The participants completed surveys, followed by discussion and the facilitator taking notes. There will be a report out.

Charles Street Condo Owners vs. Sanctuary meeting (see previous minutes) follow-up: Stephanie Mazerolle will be meeting with them. There was a discussion about increasing Sanctuary's capacity, (for example their nurse's hours). The CWNA has not been specifically asked by the Councillor to get involved in a Sanctuary solution.

Neil noted that the root cause of many of the issues could be addressed by providing housing for those in need.

Related: The Charles Street condos want to form their own residents' association to deal with their own issues. Is this an opportunity for CWNA to show what we can do for the Charles Street folks and increase our membership? Or is their main issue NIMBY to Sanctuary, which we cannot support. Most of the Charles Street condo dwellers don't particularly identify with the Church / Wellesley neighborhood.

2.3 Heritage – Paul

- Update on Toronto Preservation Board – December 2 meeting.
Bill 108 gives only 90 days to designate a building; otherwise it can be demolished. (Previously the limit was 180 days). There are three streams: Listing, Designation & Alteration to Designated Buildings (Facadism). The Board is looking at various proposals, for instance a Heritage Design Review Board, requiring owners to apply to a panel of experts.

2.4 KWT Meeting

Connie will send out info regarding the Councillor meetings, which they want to be every two months and to follow a more regimented agenda.

2.5 Placemaking - Connie

- Winter Warm Up was a success
- Dapper Lane and Anvil Alley unveilings will be Jan. 24 (10 am) with a reception at Dudley's. CWNA needs to engage the barbers and get them involved.

- Grace Co-op has suggested names for the lane behind their building and Connie will further consult with the condo at 86 Gloucester
- PRIDE meeting with Bobby (Nov 22) report out – *in camera*. CWNA's main concern for next Pride is accountability for promises made.
- Kyle suggested CWNA march in the next Pride parade.

2.6 Membership - Connie

- Packages were sent out to condo boards; next step is to contact Property Managers to see if the Board received the package and / or get the name of Board president. We should tell people via email and website homepage that we've done it.
- Engagement: Kyle recommended surveys be sent out to engage community members and that he would work with Tara to get this going. Also, what about setting up info tables in the lobbies of condos?

2.7 AirBnB – Neil

There is a 40 page decision on AirBnB. One issue: does a preexisting AirBnB fall under legal nonconforming, or are they grandfathered?

3 Recap of Actions & Upcoming Events

- CWNA exec meeting Jan 11, 10-12pm
- Thursday May 7, 2020 AGM – 519 Ballroom