

Church Wellesley Neighbourhood Association

Minutes Monthly Meeting March 9th, 2024

Zoom - 10am – 12pm.

Board members present – Connie Langille, Don Altman, Tara Schorr, Luben Blagoev, Robert Packham, Neil Gibbs
Associate members - Paul Farrelly, Peter Small
Attendees – Jonathan Grimm, Wasim Ghani
Regrets – Matti Charlton
Guests – Peter Lambert, Simon Liao

1. Administration

1.2 Land Acknowledgment

1.3 Agenda – moved Don, second Luben, passed

1.4 Declaration of Conflict of Interest - none

1.5 Minutes of Last Meeting – February 10th – Moved Don, second Luben, passed

1.6 Review of Action Items from February 10th , 2024

• **Action Items February 10th**

- Connie to contact 519 re availability and invite MP, MPP and Councillor
- Luben to organize canvas of buildings
- Connie to arrange meeting with Eddie LaRusic to discuss development
- Tara to confirm next Safety Network meeting. March 6th 5-7pm
- Tara write grant for 14 Dundonald and rose garden.
- Don to check exec. terms of office and finish Cawthra submission.
- Dissolve Affordable Housing Committee, carried over from Feb meeting.

1.7 Financial Status

- \$6,825.48

2 Activities Report Out

2.1 Councillor's Office

- Maria was unable to attend, she did send email replies to some questions previously sent.
- Wellesley Parking to park? Maria confirmed housing will no longer be part of the plan. There were no details of when the construction of the park would move forward.
- Asked for details on the Wellesley Stn mural, design and the timeline. There are two murals going on the Stn., one on the west wall and one on the cladding. The mural on the cladding Councillor Moise approached the BIA to work with Pride. Hopefully it will be done by Pride 2024. The wall mural BIA has taken charge of that project, it will be an indigenous inspired mural. There will be community consultation for both projects. Dates to be determined.
- Asked about the Upper Jarvis Consultation group is still happening. It seems a little late as so much of the Jarvis area is being developed.
- Pride will be on Canada Day weekend this year.
- Trans crosswalks will be redone for Pride but not all crosswalks. The designer of the Trans flag will be in Toronto for Pride and they want the crosswalks to look presentable. There are three Trans crosswalks. One on the south west side of Church St at Wood St., one at Hayden and one on Wellesley E at the crosswalk.
- Tara asked about the additional crosswalks that were proposed in the past, Wellesley at Yonge and Jarvis etc. It was relayed that until the revitalization of Yonge and the revitalization of Church St no new crosswalks will be installed. We will ask Councillor for clarification and timelines.
- Don asked how decisions were made as to locations of crosswalks. Tara said there was some consultation but until the revitalization begins things are on hold. We will ask that community be involved in consultation.

- Conversation was around the condition of lanes. Councillor will be asked for next meeting what can move repairs forward.

2.2 BIA - Adam

- There was no update as Adam was unable to attend.

2.3 Affordable Housing Committees

- A conversation was held to discuss the viability of a separate Affordable Housing Committee.
- Peter L. suggested it be put into the Development committee. Tara commented it had previously been part of the development committee and reflected that the committee has not provided pieces that CWNA can work on.
- Paul noted CWNA is part of FoStra, FoStra is in the process of writing a white paper to define Affordable Housing. He noted Regent Park is currently at the OLT hearing to attempt to define a guideline for what is affordable. Ian Flett, a lawyer familiar with CWNA is involved. There will be a ruling soon on if the appeal will be heard. Paul stated it is a continuing issue as to what is affordable. Paul will share the draft white paper with the group.
- Paul invited everyone to be briefed on the housing issue. Paul pointed out FoNtra is north of Bloor and FoStra is south of Bloor.
- Neil asked that he be included on the FoStra white paper, Paul agreed.
- Tara, having attended a FoStra meeting, recognized that the group needs many volunteers and suggested Neil apply his energy to the working group.
- Don suggested the two committees be merged to help to prevent older rental buildings from being demolished. Don reflected that the city should do more.
- Connie asked that a motion be put forward to combine efforts of Affordable Housing and Development so focus can be given to housing efforts. Neil moved the motion, Don seconded the motion, the motion passed. Affordable Housing is now part of Development.

2.4 Annual General Meeting Planning - all exec needed on deck.

- Confirmed at the 519, confirmed ArQuives will be our guest speaker.
- Refreshments budget, Don moved \$200 be allocated Tara second, passed.
- Slide preparation – The slide show was outlined to all, committees were reminded to keep their slide show within the time frame and have items that community is interested in.
- Equipment – Tara asked if we could live stream, all agreed. Connie will follow up and ask the 519 what equipment is available.
- Voting – voting will be done in-person only.
- Don pointed out we need a person to run election, he suggested Luben as he is not running at this time. Luben agreed. Don suggested we need ballots if there are more folks running that open spaces available.

2.5 Development & Heritage – Paul

- Meeting with Ed LaRusic, development staff from councillor's office re: developments in our area.
- 88 Isabella, site plan approved under the new rules, we are not part of the site plan anymore.
- If we want more info we need to meet with the planner. Don's Co-op group is planning a meeting with the planner as their building is next to the development. This maybe a chance to see the site plan.
- 90-94 Isabella is in review. Ed said we will be able to see the site plan and make suggestions but there will be no chance to meet with the developer.
- 15 Charles St E, Anndore Hotel. In the final stages of a settlement and will come back to community councillor
- 619 Yonge includes Rabba, the old theatre on Yonge etc. A settlement is being reached and will come back to community council when resolved.

- 645 Yonge at Irwin, no report
- 649 Yonge is the House of Lords corner. Built around the Dodger Pub. The development is under review, not going to the OLT.
- 33-37 Maitland – lawyers office and apartment building both are now designated heritage. The development is at the OLT the city is in opposition to the proposal.
- There are issues with separation with the Cosmopolitan to the west.
- 34-42 Maitland, north side. Keeping the facades. Hazelview have spare apartments, current tenants will be offered housing in their units and allowed to move back in upon completion of development.
- 32 Maitland, under construction. Reduced to 50 stories.
- 475 Yonge, Courtyard Marriott is in the sight-plan phase, we will be allowed to see the site plan. The hotel is doing well so no start date for construction
- 2-12 Cawthra, waiting to see heritage will be included. The area will be rezoned to Apt Neighbourhoods. Paul feels the lack of the Upper Jarvis Plan is leading to the rapid rezoning and growth.
- 2-8 Gloucester, almost done. Tricon was sold. Angel owns the Masonic Temple, Gloucester Mews. Angel is responsible for restoration of the Mews. Gloucester Lane will be open in approximately 6 weeks when the facade of the old Olympic Pizza is restored.
- Paul mentioned the Village Green apartment buildings on Alexander St are currently for sale. 3 buildings ready for infill development.
- Paul mentioned the BIA has asked that Dapper Lane be fenced off due to antisocial behaviour. The city has declined to close the lane due to safety and liability issues.
- Tara asked about 68 Wellesley E, Pizza Pizza building. The developer offered 2,000 sq feet of community space which is very small. There was community consensus that the building is not suitable for the site.
- Paul pointed out the proposals outright violation of SASP 382 which reflects the low-rise character of the Village. Paul reflected that CWNA representation was great. He also reflected that in person community consultations usually gather more people to the meetings. Paul said at April community council the proposal will probably be rejected. Connie reflected that with the online consultation tends to be more focused where as in person meetings tend to not always have the focus and can get off track easily with uninformed attendees.
- Peter S. mentioned councillor attending was encouraging.
- OPA183 dictates the angular plane of a development.
- It was commented that Kingsette had stated that they can not follow the development rules as it is not feasible for them to do so.
- Robert pointed out that three other developments on Church St were able to comply so Kingsette's argument is not valid.

ALL ACTIVE DEVELOPMENT APPLICATIONS

Address	Stories	Units	Rental rep	Date	Developer	Planner
88 Isabella	62	751	82	26 Apr 2022	Capital Dev	Approved
90-94 Isabella	69	837		May 2022	Capital Dev	
15 Charles E	66	610		Dec 2021	Republic Dev	Report due
619 Yonge	57	606		Dec 14 2021	YI Developments	
645 Yonge	76	678		15 Sep 2022	KingSett Capital	
649 Yonge	75	548		22 Dec 2022	KingSett Capital	
33-37 Maitland	49	439		14 Sep 2022	Carlyle Communities	
34 - 42 Maitland	56	532	55		Studio	Christy Chow
475-1 Yonge	75	806		20 Oct 2021	KingSett Capital	

475-2 Yonge	78	806		20 Oct 2021	KingSett Capital	
2 -12 Cawthra	45	474		Initial Aug 2023	BV Realty	Derek Waltho
68-78 Welles E	28	258	?	Feb, 2024	KingSett	Jeremy Humphrey

2.6 Safety – Tara

- Safety Network Meeting - Tara gave a brief overview of the Safety Network. There was not great attendance at the most recent meeting. The Downtown East Action Plan needs to be renewed and the group is looking at securing better ways to utilize resources through this plan. Sasha from MPP Wong-Tam's office was present, it was pointed out the Trans related health care bill did not pass. It is felt the conservatives do not federally support Trans issues.
- There were requests how the network can continue advocacy around these issues.
- Cheryl Taylor TPS was present. Talked about recent rash of broken windows, suspect was arrested.
- Locally some tenants feel their apartment buildings are no longer providing sufficient security. It was discussed how the owner is responsible and not an incident the Safety Network can address. Tara pointed out that multiple small incidents can erode the communities sense of wellness and safety.
- The Safety Network is on a pause on some issues as they wait for more city leadership
- Progress Place noted it is their 40th anniversary they are going to have community celebrations. Progress Place provides supports for those working through mental health issues and is a valuable asset in the community. PP also noted the housing resources are scarce for clients.
- The 519 is working on Wellness activities to engage the community. They have held a Meet Your Neighbours type brunch and have plans for other events.
- More crisis workers will be designated in the park and low barrier activities will be coming. Movie nights, Zoomba, Retro night with old Queens, Queer Market etc. They are looking for sponsorships to run the programs.
- Tara would like to see more folks attend. The network is looking at other ways to engage, hybrid models, switching meeting between days and evenings etc.
- Tara talked about having a Safety Town hall as talked about in the past.
- Luben asked about perpetrators who are committing crimes while on bail? Tara suggested contacting MPP Wong-Tam as they are the opposition critic and are aware of the ongoing issues.
- Connie reported out about TPS Community Meeting at the pop-up. It was well attended and a couple of points of concern were raised. The request to fence off Dapper Lane which is still a city owned property and putting cameras in Barbara Hall Park. As pointed out in Development report out the city does not fence lanes as there are safety issues for EMS to access and liability. It was also suggested that security cameras be installed in BH Park. Connie asked that in-depth community consultations must take place before moving forward with any type of surveillance in the park.
- Peter S. said you would think there is a city policy against security cameras trained on parks. Margaret Best from Parks was consulted about cameras, Margaret said Parks does not support cameras in parks. The exception would be security for pools.
- Tara wondered why the BIA doesn't consider placing cameras businesses could not install cameras like on King St. It was pointed out that was a good question for the BIA

2.7 Membership – Luben

- Luben along with Tara, Wasim & Paul will canvas the condo and apartment buildings in the area. Luben to organize and contact volunteers.

2.8 Communications

- Newsletter sent out. Update on Cawthra development, AGM announcement, asked if member's building is part of CWNA. Article on the TPS Rainbow cruiser.

2.9 Placemaking

- Beer Store owner has been contacted – waiting to hear back.
- 14 Dundonald park planters – Margaret Best pointed out there was no water access but open to planning
- Gloucester Lane – CWNA asked that the parking spaces on Gloucester Lane be converted to park space. Al Rezoski, BCCA resident and city employ put together a letter and appendix. The idea is not to incorporate into Norman Jewison as the park plan is already underway but that bike share, seating and public art be installed. Project in the works
- CWNA has requested the Church St school fence be plaqued. The original request went in in 2019. Trustee Deborah Williams has been contacted and is eager to move it forward. TDSB asked if CWNA would consider shared funding. We said councillor would be asked. Tyler Johnson from Councillor's office said TDSB's original agreement was to actively program the colours of the fence of multiple days of significance, as the TDSB has not honoured the agreement the Councillor's office will not add funding to the project. If however the TDSB renews its commitment funding will be considered. Tara asked if writing the descriptor for the fence was holding up the process, Connie noted Richard Christie from TDBS had agreed to draft the descriptor and he was being asked to follow through as TDSB had all the information needed.
- Signage has been proposed for the AIDS Memorial by Parks, they are the standard 2'x3' signs and would be mounted on two light standards. The signs are much less than hoped for. We will continue to advocate for more significant signage.
- CWNA has asked that a handrail be installed on the back steps at BHP, it is in the works.
- Pride – all members were asked to email all concerns, comments to Connie.

Actions to carry forward

- Connie to contact 519 for information on streaming and equipment availability
- Luben to organize canvas of buildings
- Neil to attend FoStra meetings re: affordable housing
- Connie to ask Councillor about timelines for Yonge revitalization north of Carlton and Church revitalization and the ultimate installation of more rainbow crosswalks.
- Don to check exec. terms of office and finish Cawthra submission.

Upcoming Events

- Next CWNA exec meeting April 13th,. 10Am via Zoom, all are welcome to attend
- AGM – Monday 6th May 2024, 7-9pm at the 519 room #106, ground floor