

Church Wellesley Neighbourhood Association

Minutes Monthly Meeting February 14th, 2026
560 Church Pop-Up, 10am – 12pm.

Board members present

Present - Don Altman, Connie Langille, Phil Parsons, Scott Morrison, Kelvin Kung, Matt Bell, Paul Farrelly
Regrets – Madison Charlton, Luben Blagoev,
Associate members regrets – Tara Schorr, Peter Small
Guest – Georgia Wilder, Foy House

1. Administration

- 1.2 Land Acknowledgment
- 1.3 Agenda moved Phil, second Matt
- 1.4 Declaration of Conflict of Interest - none
- 1.5 Minutes of last meeting – Jan 10, moved Scott, second Matt

1.6 Actions carried forward from Jan 10

- Meeting plan for TD to arrange - completed
- Scott & Phil to design flyer for apt drop. Connie to print – completed, Phil to drop at apartments
- All exec to read revised bylaws for Feb meeting discussion – agenda item 2.1
- Phil to connect with MP's office to ask for establishment of community connection, invite to AGM – in process of connecting.
- Scott update web site as needed – on going work to be done
- AGM slide deck and planning to do by all members. - on going

1.7 Financial Status

- \$6,036.99
- Card stock payment, \$88.23 due, cheque – a cheque was issued to Connie for payment of cards.
- Reporting of finances was brought forward. It was explained that a full accounting was presented at each AGM and is part of the AGM records.

2 Activities Report Out

2.1 Governance – Don

- The exec members met at TD bank to complete changes to the signing officers list. Don, Luben and Phil were added along with Connie, treasurer.
- Revised by-laws presented, discussion, decision. All present agreed to changes. The decision was made to leave petty cash amount open with no defined amount. This allows for changes without updating by-laws again. Adding further conditions for dismissal of board member were seen as unneeded as present by-laws provide provisions to dismiss an exec member.
- Phil moved the revised by-laws and Don seconded, all agreed.
- Matt will check formatting and grammar
- The board also discussed insurance coverage, Connie noted that BCCA's insurance primarily covers volunteers in the field. She will share insurance documents for review at the April meeting.

2.2 Guest welcome and introductions

- Georgia Wilder our guest from Foy House on Isabella St., joined today's meeting. Foy House is a register non-profit and looking to become a charity. Georgia is looking to improve and expand Foy House in ways that would benefit the community. The board welcomed her and did a round of introductions.

2.3 Councillor's Office Questions for Feb 14. – Stanley was unable to attend. Stanley updated CWNA that he will be leaving the councillor's office at the end of Feb. He will be replaced by Francesca Polpcarpio going forward. Stanley will attend the AGM March 18 along with Francesca.

1. Church Wellesley - NW corner MOD development city opinion?

- City staff and our office met with MOD development and they made a presentation on their new proposal. Our office has some concerns, including whether it will include community space, as well as the shadowing on Barbara Hall Park. However, we think that this development is long overdue and we remain committed to working with MOD to resolve these outstanding issues.

2. Update on the Wellesley Stn. TTC mural on the bus bay wall. A posting went out on social media early Dec for artists. Theme, Indigenous?

- You have been in touch with the project manager for the mural project. TTC has said that the new mural will honour the indigenous history of the site, and the project manager is making inquiries on making this clear in the future RFP.

- Kelvin has been asked to participate in the mural selection. See Placemaking

3. Gloucester St one-way - no entry sign? Still not replaced, serious safety issue with wrong way traffic.311 #08168173

- Staff are currently working with the utility locate to find a means to get permission to drill into the roadway (within the island bump-out). With the current winter conditions and utility clearance pending, they are looking at another two weeks before installation.

- It was noted that there is a large increase in the number of vehicles traveling the wrong way on Gloucester since the original signs were removed. It is imperative that the signs are replaced ASAP.

4. Will Transportation Dept clear the public sidewalks on the N&S ends of all the linear parks on a regular basis without a special 311 request from residents? Ongoing issue

- We have brought this to their attention every year, but unfortunately it does take some time for transportation to plow/salt the sidewalks and ultimately it is a resource issue for them. Cllr Moise escalated this & the conditions of the bike lanes directly to the City Manager and Transportation GM.

- The board commented on the lack of snow clearing at the ends of the linear parks. There is frustration as the park paths are cleared by Parks Dept but they are not responsible for clearing the public sidewalks at their borders, this falls to the city. 311 has been called and we will continue to advocate for regular priority clearing from the city.

5. Update on winter homelessness in the Village. Beds, warming centers, are needs being met?

- The City activated its winter plan for people experiencing homelessness and all surge sites are open. An additional 1,275 shelter and housing spaces are in place. The City even opened up John Innes Community Centre to be used as a site.

- Matt pointed out that even with warming centers shelter beds are still non-existent, folks also have pets which need places. Some folks do not feel shelters are safe and do not want to stay in shelters. More is needed to address the chronic shortage.

6. Does the city have pigeon strategy to deal with large flocks? Pigeon feeding lady still in parks feeding birds in the park, year 3+.

- As you know, this is an enforcement issue and we have been firm with MLS that they need to enforce our current bylaws. We have escalated this to the Director level, but it seems like pigeon feeding is low on the priority of bylaws that MLS is willing to enforce. The last that I heard is from summer 2025, where MLS has spoken to you and said that an officer will be patrolling the area at times that you specified the lady is at.

7. Other?

- Church Street Pedestrianization Project is going well underway – we are working with stakeholders (including Connie) as well as city staff. The current lead for that project is Francesca and if you have any questions please feel free to email us both.

- CWNA has attended one meeting so far on the project with more to follow.

2.4 BIA – Jaret Sereda

- Next event is Village Fest June 19-21, 2026
- The BIA has partnered with the city on the Pedestrianization of Church St for this summer. They will play a key roll in the execution and management of the project.

2.5 Heritage & Development Don

- FoStra activity – committees -Growth Across Toronto policy proposal.
- Paul reported out on the Planning Forum he attended. He also shared that a Fair Growth Across Toronto policy proposal was approved by Foster Development Group. The group expressed some skepticism about the effectiveness of persuading developers to build in other wards, given the current market conditions and approved but not yet constructed housing units. They also discussed recent changes in development plans, including a shift from condo to rental units due to market conditions and government funding for rental construction.
- Meeting with MOD Development re One Properties site NW corner Church Wellesley – The development committee met with Gary Switzer and two associates from MOD developers about changes to the NW corner of Church & Wellesley. MOD is now in charge and moving forward with the development. They are replacing One Properties. MOD has made some changes to the design, squared off the previously curved street corner, added fine grain retail at ground level, omitted the stepped Church St portion of the proposal and substituted it with a tower set back from Church St and a fourth floor open deck with amenities for all residents. The building will be completely rental and MOD with manage it in the future. There is an increase of shadow on the AIDs Memorial for about half an hour a day. There are also changes to the interior floor plans to make the units more livable.
- Over all the presentation was positive but concerns for the shadowing must be addressed as this is a corner stone of development requirements in the Village.
- The proposal is still being modified by MOD.
- Queen's Park Revitalization update -
- The conversation continues, some prefer a community park with no outside influences and others prefer a destination park with cafe etc. There was caution about having an elevated tree walkway, yearly maintenance disruption of park space. A commercial cafe raised concerns about where control if the space is lost to private developers. It is felt there is room for alignment as far as ideas go.
- The Friend's of Queens Park are looking for a Heritage lead approach as heritage was not a driver in the original planning. There is no consensus among community partners, this is causing fracturing as far as having a unified vision goes.
- March 3 the city staff report comes out which focuses on the rigors of the tri-party agreement between the city, the University of Toronto and the donors, the Weston's.
- The original donation of \$50 million dollars will be supplemented with \$2 million dollars a year for maintenance.
- There is discussion about a building on the south end where you enter fro St. Joseph St. It would have a very large basement to service maintenance. There would also be space created for a washroom.
- The university has a full time manager for all aspects of the park, the cafe, washrooms, cleanliness etc.
- The design process will continue for the next 3-4 months.
- Yongetomorrow – progress on the redesign of Yonge St has been slow. The Church St redesign depends on the completion of Yonge to College. There is a meeting scheduled for the 10th of March. Update to follow.

2.6 Placemaking – Connie

- Pedestrianization of Church St – Zoom meeting was held to discuss the plan. The idea is it would close Church St from Dundonald St to Alexander St from Pride to the end of August. City staff outlined the governments requirement for road closures, type of barriers needed and amount security required and the cost. There was concern raised about the necessary use of paid off duty police and would the cost be too high to move forward. The city will look into the actual requirements and planned cost to keep it within the proposal budget and report back to the group. More information to follow. Concerns have been raised about maintenance, security, who is in charge weekends and evenings. Lots of unanswered questions at this point.
- Yongetomorrow redesign of Yonge St - Queen to College St. the project has been slow moving. Inquires were made as to next steps, a meeting will be held at the end of March to report out progress so far and review potential design elements. It is vital that yongetomorrow move forward as Church St redesign depends on yongetomorrow progress before it can begin.
- See <https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/yonge-downtown/>
- Kelvin has been invited to sit on the panel for the mural being done at Wellesley TTC station. Kelvin will be paid an honorarium for time dedicated to the project. We hope to hear more as the project advances.

2.7 Membership – Luben

- E-blast sent to inform members of AGM, nominations for board members is now open until Feb 28 and a reminder to renew membership.
- AGM plans – Election, as Luben will be unable to attend Scott and Don will manage elections with other current exec. Helping.
- The membership payment for Grace MacInnis Co-op was dropped off at the 519, Connie to pick up the cheque.

2.8 Communications – Scott

- Update – AGM was added to the website along with exec bio information. More updates to follow.

2.9 Safety – Luben

- Update – meeting to be scheduled

3 AGM Planning

- Planning for AGM – discussion, progress made? Connie has finished their portion of the slides and circulated them for others to do. Don asked for clarification on number of slides for development. It was suggested that current developments be the focus, FoSTRA initiative be covered, any new planning rules and relevant information. Who is in charge of elections? As Luben is unable to attend Scott and Don will take care of the election with other exec members helping as needed.
- Nominations – final day for submission is Feb 28. All were asked to consider community members to invite to the board keeping in mind those with skills relevant to development, planning etc would be helpful.
- Slides due **Feb 28th** for edit.
- Refreshments will be picked up by Connie. All members are needed at 6pm to assist with the setup at the 519.

4 Upcoming Events

- Next CWNA exec meeting March 14th
- AGM Wed. March 18th
- Councillor's Associations meeting

5 Actions carried forward

- AGM Wed. March 18th
- Phil: Connect with the MP's office regarding the AGM invite (follow-up from previous action).
- Scott: Update the website with relevant information.
- All board members: Review the AGM slide deck, especially the bylaw slides, and provide feedback or questions.
- Matt: Format and send the revised bylaws to the group for final review of formatting and typos.
- All board members: Consider and propose potential new executive members who meet the criteria (live in neighborhood, have relevant skills, etc.) for the upcoming election.
- All board members expected to help set up the room for the AGM at 6:00pm at 519, including bringing ice, coffee, and helping with setup.
- Continue to monitor and follow up on the pedestrianization of Church Street project and report any updates to the board.