

# Church Wellesley Neighbourhood Association

Meeting Minutes June 10,, 2023

Zoom - 10-12pm

Present – Connie Langille, Robert Packham, Neil Gibb, Cori Death, Luben Blagoev, Don Altman, Tara Schorr

Attendees - Paul Farrelly, Peter Small, Samuel Laredo (Maitland St resident)

Absent – Parker Gauld, Marzio Silva

## 1. Administration

### 1.2 Land Acknowledgment

### 1.3 Agenda - moved Luben, second - Cori, passed

### 1.4 Declaration of Conflict of Interest - none

### 1.5 Minutes of Last Meeting , May 13th, 2023, amendments made, c/o to Aug 12th, 2023

### 1.6 Review of ACTIONS from April

- Paul to call Development Committee - done
- Tara to call connect with BIA. TBD, ongoing
- \$200 donation to Gary Myers Community Engagement Workshop to help cover honourariums – Donation not needed.

### 1.7 Financial Status - \$4,589.44

## 2 Committee Reports

### 2.1 Councillor's Office – Report out Marzio

NOTE - Marzio did not attend – A report out was given on the June 8, 2023 meeting with Councillor Moise – Connie, Luben

- **What is Councillor's input for the development at Cawthra Sq?**
- Councillor said he did not usually get involved in developments but as this was next to the park he wanted to be involved. The developer is proposing 45 stories, the first two floors of the west side are for resident amenities. Councillor suggested the developer give 10,000 sq feet to be used for community purposes. It was pointed out the community does not have any operators for donated space. Councillor's said the space would be owned by the city and suggested expanding 519 programming. Councillor said the community needed to buy into the idea or otherwise he would not support the development. He does not think it is a good development
- **One Development – Dapper Lane?** Councillor said CWNA should attend the council meeting 22 June and ask the developer for the decommissioning of Dapper Lane. This seemed like something the Councillor should bring on behalf of the community with a letter from CWNA if needed. Connie asked what the protocol is there when a lane is sold? Councillor did not know and will get back to us. Connie said there should be official recognition and the sign returned to CWNA. Don could not understand the Councillor's comments about not usually getting involved in developments as this is part of his core job. Don commented that planning look to him to put forward some kind of a blockage & negotiate with developers and Councillor's attitude was appalling. The lane was not to be sold but as the development has refined the lane is now part of the development. Question of why status of lane changed will be asked of Councillor. Also will be asked how much it was sold for?
- Murals? - Councillor said that preserving/commemorating the murals could be asked at the future public meeting. Don pointed out this was part of the LPAT recommendation and should be included. Paul said the full report for committee will be out shortly and the development committee will review it.
- **Hydro building Charles St Bike Share** - Connie asked about the poor condition of the property. It was not clear who the space belonged to but Councillor will look into ownership and contact proper owners about solutions.
- **Condition of parks?** Councillor said they are using the Dufferin Grove Model for Encampments, Councillor spent ample time describing his involvement, and focus on topic. Don asked about the tent in Paul Kane Parkette, the owner has been served and will be removed soon as per exec info. Connie pointed out that because many local parks are closed – George Hislop, Norman Jewison, Alexander St Parkette, Moss Park, Sherbourne park and Allan Gardens is heavily occupied we expect an increase of street involved activity on Church St this summer. McGill Granby has seen an increase as well of new faces, illegal activities due to park closures. Councillor spoke about new officers at 51 division and they will be boots on the ground. Councillor has also secured 50 shelter beds for Allan Garden's clients to help with housing. There is no solution at this point without government assistance. Tara pointed out areas of Alan Gardens that were accessible, dog park, play ground, green house, mainly the west side of the park, and that there is 24 hr security and support being offered to the people occupying tents. Neil talked about an online group Next-door Neighbours that feel the city is not doing enough to move the encampment as people refuse to move and no one wants to deal with the indigenous group.

- **88 Isabella** – Don reported that the residents are resigned to the building coming down and working on the the tenant agreement as the rules will change once new legislation comes down from the provincial government and replacement apartments will not be required.
- **PRIDE** – Toronto will probably get \$750,000, alcohol use extended to 4am Fri and Sat.
- **Upper Jarvis Study** – Councillor said there was a need to reduce the number of the panel to 10 members but at this time he did not know if Don, Peter or Adam were on the panel. Abraham will contact him next week and he will then let us know.
- **Lights at BHP?** Councillor said he would have Tyler look into it.
- **Safety Town-hall?** Tara asked if there was information about a Safety Town-hall that Councillor committed to at the Revitalization of BHP meeting. There was not. Tara will follow up with Councillor.
- Paul asked what staff were present, Tyler Johnson, Marzio Silva and Councillor. Don pointed out that Tyler attended the development meeting about 88 Isabella, and it seemed he was responsible for keeping abreast of developments. It was pointed out that we are to go to Marzio. It is hoped Tyler shares his knowledge with Marzio.
- Paul asked if the Toronto Centre Projects Budgeting came up. It did not. Paul talked about community naming lanes and being told by Councillor that lane names needed to go through the Toronto Centre Projects first. Adam Wynne had worked on the names with two other community members. It was pointed out that the new lane names were announced in Councillors newsletter, one name was wrong and credit was given to only on person who worked on the project.. it was mentioned there seems to be ample talking about what Councillor's office is achieving. Luben commented that they are trying but resources are not there when needed and lots of following up when information should be more readily available (questions are sent prior to meeting.)
- Marzio has asked for a weekly report on Allan Gardens for city staff as they have the data and it is time consuming for him to consolidate. The Safety Pilot will cease during PRIDE but will probably be started after review is complete.
- Don asked if Land Trust for Church & Wellesley had been discussed. It had not. Don reported that Councillor had mentioned it during another meeting and that he had put all his energy into garnering \$20 million dollars for the Land Trust project.

## **2.2 Communications - Cori**

- Cori reported on recent newsletter. Asked for clarification on what items merited mail outs. Quarterly newsletters were to continue as well as in the moment news items in short pithy mail outs. Exec can send alerts to Cori of special mailings. Tara suggested they meet and clarify what is needed. It was pointed out Cori is welcome to customize her role.

## **2.3 Membership - Luben**

- Luben spoke of working towards engaging more buildings in membership, condos and apartment buildings. Renewal notices were sent out with good response. Don asked if his co-op's membership was due. Luben said they were not. Tara asked about also engaging rental buildings as the needs may be very different than condo owners/boards. Connie pointed out some tenant buildings may not have associations. It was asked if any exec knew of buildings with association to email Luben.

## **2.4 Development & Heritage - Paul**

- Paul reported out on the meeting re: 34-42 Maitland proposed 60 story buildings at the back of their residence. Samuel Laredo expressed thanks for CWNA's, Paul & Peter, involvement and support. Paul & committee will continue to work with the residents. Paul said the buildings are looking to be designated heritage this coming Monday at Heritage Preservation Board. Sam will attend the Heritage meeting. Sam was able to talk with city planner about the proposal and were encouraged by the planners willingness to meet with him and concerned residents. Paul commented there use to be a Preliminary Report but now only a Comments Report that is compiled after all city departments weigh in on the proposal, this goes to the developer to help better respond to city concerns. Sam asked who was allowed to see this report. Paul said it may happen if a meeting with the planner is arranged after the reports release. Sam did not feel the planner had hope for a reduction of height. Paul suggested Sam be in constant communication with the planner so a meeting can be arranged soon after. Then a meeting with the developer could follow. Tara commented that on another development on Maitland the developer used an unapproved development in it's matrix. When this was pointed out the developer did not seem concerned. Paul commented there were many concerns from the city about the development Tara mentioned, proximity to the Cosmopolitan etc. These developments are in the North Downtown Planning Framework - Wood-Wellesley Character area – mixed use, the language is unclear as to what should go in this area causing the concerns, it was not expected that Maitland would become like Charles St. Tara offered the support of their tenants association going forward and asked to be kept informed.
- 64-66 Wellesley E – OLT rejection of initial proposal, part is in the Church Village area which restricts the height, trees are being preserved in Paul Kane Parkette. Paul suggested the development committee meeting to review proposals before June22 councillor meeting.
- Carolina Martelo, Development Director BV Realty Partners LP, 2-12 Cawthra Sq., have asked for meeting with

CWNA, Paul to forward availability, meeting to be arranged.

- Discussion about 2-12 Cawthra Sq. - Concern about height, shadow, etc. Councillor Moise had suggested the developers offer first two floors of development for community use and that the 519 could populate the space as they are looking to expand. Paul pointed out all the properties have been designated heritage so the development proposal will need to be revised. E.J.Lennox buildings, (Morning Star, 7-11) west side of Yonge are on the agenda for designation on the Preservation Board as well as the cottages behind on St Nicholas, as well as the House of Lords block on the east side. Paul has championed these buildings for 15 years.
- There was a question about site plans, we use to see them in the past but not now. Paul will ask if site plans are available/able to comment etc.
- Paul announces he has stepped down from the Toronto Preservation Board after 11 years. Adam Wynne and others from community are on the new board. Paul is confident about their ability to carry on the good work.
- Development put together an application for the Rabba site to participate.
- Question was asked by Don if it has become more difficult for associations to participate and needing a lawyer. , Paul explained that it would cost \$1,500 for fees to be a party plus lawyers fees.
- Don – item Award for Governor General's History Excellence in Community Programming, Don asked if might consider Adam Wynne. Paul said the award is for organizations more so than individuals but Paul is looking at nominating Adam for Architectural Conservancy of Ontario award, he was asked to keep all informed.

## **2.5 Placemaking**

- **Barbara Hall Park Revitalization Community Meeting May 15 @ the 519** - Luben, Tara & Connie attended
- Luben reported – there are a lot of opinions on the use of the park and a lot of stake holders who are opinionated, at the same time it seems like they have already determined what they want to do with the park even though they are in community consultations. Many people from the community were present activities were done about what are the most important features we want to see in the park. There was discussion on making the AIDS Memorial more prominent, that is probably the one item that there was more consensus among the group. Connie talked about a member at the table talked about including the people originally involved in the AIDS Memorial should be involved and consulted as they have the history, Patrick Fahn, designer of the memorial was also in the room sitting quietly.
- Luben felt the city wanted to appease everyone by jamming more things in the park, exercise equipment, bathrooms etc. Luben reflected the park can not be everything to everyone there is just not enough park.
- Connie felt there was a lot of show, printed diagram sheets, colour printed cards which seemed to suggest items to steer the conversation to the city's end at great expense.
- Don asked if there was a vote on items wanted, there was not.
- All who attended felt the city will do as it wants.
- Luben asked about previous redesign and will community meet when the designer is selected. Tara explained three designs are usually done and the community is asked their opinion.
- Luben commented that the group in attendance did not actually reflect the community. Tara pointed out there was ample advertising to alert all.
- **Norman Jewison, George Hislop and Alexander St Parkette** all are under construction. Equipment is on sight. Gloucester Lane is closed daily but open Sunday for use.
- **CafeTO** – There are no cafeTO venues in the Village. Luben asked why. It was pointed out the fee and a required design element hindered participation. Some exec have seen a few around the city but not as many as last year.
- **Green Space the 519** – Connie attended the meeting, Green Space, the 519's major fund raising event held in BH Park, will be one day longer this year, start Wednesday and finish Sunday. Pretty much all else remains the same. There is access to the dog park, AIDS Memorial call and arrange a time. It was pointed out Parks charges the 519 \$10,000 deposit for sod replacement even though the sod is never replaced.
- **Trans Memorial** – Tara described the current Trans Memorial has been drawn on the Montieth wall. Parks is aware that it is not graffiti and not to remove it. There has been talk of a permanent memorial but nothing has been produced. Tara has offered to steward the conversation with the Trans community, 4-5 groups, Nicki Ward, Susan Gapka, Monica Forester, Monica Hudson and looking for a younger association to all meet with Councillor Moise and try to appropriately honour the memorial as well as the history of the Trans community on the Montieth wall. Tara has taken this on as tribute to steward the project. All were interested in the project and asked for more information. Tara to provide.

## **2.6 Safety - Tara**

- **Report from CWSN** – no meetings have been held
- **Safety Ambassadors** – Kate sent a description of their role. Safety Ambassadors have been added in a pilot project that runs from 6 weeks from April 27 until PRIDE. At the end it will be evaluated to see if it will continue. They are to build relationships, open lines of communication, dispose of needles, respond to immediate

non-police, non-EMS issues, support vulnerable with outreach and support. They will be in BHP and the BIA area from 10pm to 6am daily. Tara commented that though BHP receives a lot of services, cleaning, needle pickup, etc. The services are not what is needed for the type of client that frequents the park. The issues are complex. At Allan Gardens the client are well served and have a different population. It was noted that the complex clients that frequent BHP would not be welcomed in Allan Gardens.

- **BIA** – Tara will try to engage Stephanie. Connie said it feels like the BIA is drifting further away and we need to push for communication.

### **2.7 Affordable Housing -**

- Neil's report out included many details about the Affordable Housing issue in general. There was no specific plan brought to the meeting for the executives consideration.
- Neil left the meeting early.
- Don suggested AH committee meet again and consolidate ideas and report back with a clearer plan for the exec.

**Meeting ended 12:20pm**

### **3 Recap of Actions & Upcoming Events**

- Paul to call Development Committee for outstanding development issues
- Tara to call connect with BIA, Cori to attend
- Request involvement in Site Plans for developments - Connie
- Next CWNA meeting August 12 via Zoom.