

## Church Wellesley Neighbourhood Association

Monthly Meeting Minutes October 14th, 2023

Zoom - 10am – 12pm.

**Present** – Paul, Tara, Robert, Luben, Don, Neil, Peter, Connie, Adam

**Absent** – Cori, Matti

### **1. Administration**

#### **1.2 Land Acknowledgment**

**1.3 Agenda** – approved Don, second Luben

**1.4 Declaration of Conflict of Interest** - none

**1.5 Minutes of Last Meeting** – passed Tara, second Luben

#### **1.6 Review of Action items from September 9th, 2023**

- **Paul** to connect with Robert, Peter, Adam for development – Connie to schedule
- to attend Google Drive meeting – to be setup
- to advocate for Acorn at FoStra - pass
- to advocate that FoStra work on list of “Calls to Action” as per Tara's report on BIA – c/o
- **Tara** – send out Safety Network deck for comments from exec, then send recommendations in -to do
- follow up with BIA re gateway markers – marker repair in progress
- follow up with BIA replacement for Alexander Wood statue – c/o
- to attend Google drive meeting
- **Cori** to send out e-blast, include refresher info on helping agencies in the Village – Tara to provide c/o
- **Connie** to send Zoom invite for Google Drive meeting c/o
- invite Acorn to CWNA meeting 15 min presentation, Q&A – waiting for date from Acorn
- **Matti** to send our in-person invite for Logo meeting - done

#### **1.7 Financial Status**

- \$7,087.51

### **2 Activities Report Out**

#### **2.1 Councillor's Office – Lucas absent no report out** 20minutes

- Items pertinent to CWNA, safety, development, placemaking from Councillor's office.
- **CWNA items** -
- Recent development meetings report out as per Friday Sept 9th email.
- Dapper Lane sale - progress
- Update from Parks re Charles St E property where Bike Share is locate. Improvements?
- Plaque from Church St School Illuminated fence. Please contact Richard Christie TDSB
- Missing street lights on Charles St, 7 years. Progress
- Pigeon feeding, BHP and Biscuit Lane, bylaws actions?
- Who enforces evening park closures? Is this being done?
- Next steps for community safety? Village Safety Town-hall?

#### **Sept 13 Town Hall – Tara-Paul**

Tara, Paul, Adam, Connie and Matti attended.

Moise gave a general update about generic activities in the areas of CWNA, BCCA and BENA.

Q&A – many questions around rentals, demo-evictions, people feeling insecure around housing.

There were some safety questions but not many about BH Park. There were questions about the mental health crisis and how the city is managing. Staff from various departments were present to answer specific questions. Concerns around Plazacorp were raised and action was taken soon after.

Adam talked about safety concerns and vacant properties. Tara asked about how are rents being calculated, the Councillor's answer did not seem to be correct, he said purpose built rentals were not included. Don felt that the city staff were not always knowledgeable about all things, could do better.

Aside – Adam mentioned that the safety concerns around BH Park have reached the University of Waterloo, architect students will potentially use BH Park as a case study for good public related design. They were looking for something within the queer community.  
 Rent control was mentioned but it was pointed out that that is under provincial control.

**2.2 Development & Heritage – Paul** absent

- BV Realty meeting 2-12 Cawthra – Sept 20 Report out  
 Peter, Adam and Connie attended. Sept 20th  
 Adam reported he felt the people we met with were not the ones in charge. It was noticed BV was not taking notes and they were asked about it nor recording it. A development company Trolley Bus is the same company as BV Realty as an FYI. Robert noted that Trolley Bus has a good reputation. Adam will write a draft letter of support for retention of the heritage buildings. Adam talked about 120 Sultan St. and the way it was developed with small shops. Robert pointed out the Sultan development did not retain the entire building what was still effective. Height was briefly discussed as a city concern where as CWNA focuses on the buildings relationship with the street.  
 There will be a on site meeting Oct 20.  
 During discussion it was obvious a development meeting was needed as folks need to understand CWNA's role. Connie will call a development meeting.  
 Neil pointed out CWNA had pushed back against height in the past but focus should be on what is on the ground, look and feel.

- 6-8 Gloucester update  
 There were safety issues around the corner of Yonge and Gloucester St. the construction fence went right to the corner blocking drivers and pedestrians view. Chris S. from the development team was contacted. He had the fence removed, a one way sign installed for traffic coming out of the Gloucester across the street. The facades of the building will be reintegrated around the end of Oct., folks are moving in and everything is pretty much on schedule. CWNA has been invited to a walk about when the building is done. Chris pointed out they sit at the table with the Rabba developer and has encouraged them to continue with the lane way brick along the whole lane. Robert pointed out that red clay brick was used on the corner plaza area and it does not weather well.

**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	54	549		Dec 2021	Republic Dev	Report due
619 Yonge	57	606		Dec 14 2021	YI Developments	
645 Yonge	76	678		15 Sep 2022	KingSett Capital	
646 Yonge	75	548		22 Dec 2022	KingSett Capital	
33-37 Maitland	49	439		14 Sep 2022	Carlyle Communities	
34 Maitland						Consultation Apr., 23
475-1 Yonge	75	806		20 Oct 2021	KingSett Capital	
475-2 Yonge	78	806		20 Oct 2021	KingSett Capital	
2 -12 Cawthra				Aug 2023	BV Realty	Met w developer
2-8 Gloucester	34	232	Rental		Tricon, Angel	

Neil suggested BCCA advocate for the Scientology building on the west side of Yonge St to be

expropriated for housing. Connie suggested Neil contact BCCA and set up a meeting as the property is in their catchment. Neil will do so.

#### 20-24 Maitland – Tara

Construction office has been located on site. Site is poorly maintained. The un-owned lane is in bad shape. Tara talked with Adam about writing to Moise and Green P and developer about regular maintenance of the space. Connie agreed, Tara to write a draft. They also said the un-owned piece of lane should be expropriated by the city. A draft letter to expropriate will be written by Tara and Adam.

Neil mentioned various utilities were being marked in his building area and wondered if 100 Alexander St might be the next to be redeveloped. Adam said city hall has info that may be helpful concerning pending development. Tara pointed out Power Line Plus is also in the neighbourhood doing work. Robert pointed out 100 Alexander St has a stable neighbourhood designation. Adam to send Neil info on hydro upgrades.

Don has heard 90-92 Isabella has been breached by street folks. Adam will investigate.

### **2.3 Placemaking**

- Gloucester Lane mural unveiling – BC Johnson is unwell and it has been difficult to plan. Tara is continue to investigate.
- Margret Best Parks supervisor – walk about Oct 3rd

It was nice to meet Margret, drainage inefficiencies were reviewed. We asked Margret what would be preferred in the redesign. One was smooth paving was the best for mobility and maintenance. Margret pointed out there was no sign for the AIDS Memorial, Connie will connect her with Patrick Faun and she will have a new sign installed within 6 months. Margret seems invested in our community parks. Connie did send an email request to Margaret for a newsletter interview by Peter. She has forwarded the request to her supervisor.

- Meeting w David Danner community member.

Met with David Danner, resident 86 Gloucester St. main concerns were lack of street cleaning along Church St, cigarettes and Pizza Pizza boxes. It was suggested David contact the BIA and 311 about the concerns

- Call from BIA Stephanie

Connie received a call from Stephanie from the BIA. She clarified that there had been miscommunication around cleaning the Sara Hagazi mural. The company had visited the site but felt unsafe to do the work on a few occasions and the BIA had presumed the work was done. Stephanie said the company offered a free graffiti coating of the mural when it was restored. Connie pointed out the company has used a power-washer and blew parts of Sara's face off and perhaps this is why a free coating was being offered. Stephanie will need to contact the artist for repairs and look into budgeting for mural maintenance in the future. Stephanie mentioned the BIA has a new board. Connie was familiar with Alex from Soy Boy as he sits on the TPS 2S+LGBTQ CCC and George Pratt, the new chair, as his condo is a gardening client of Connie's. It was nice to hear from the BIA.

- Gateway markers being repaired BIA

Contractor has been working on the markers, repairing lights and installing a new brushed metal box with the updated BIA logo.

- BHP Community Advisory Committee meeting – Oct 12th.

The meeting was somewhat disorganized. People attended who were not on the invite and the meeting leaned heavily on discussing the BH Park dog park. At times the comments were derogatory and not helpful to the purpose of the meeting. The people from the dog park, DOLA, repeatedly insisted there was money from Councillor Moise separate from the redesign money and dog park improvements could take place outside of general redesign within the year. City staff pointed out this was not the case and the dog park is treated as part of the entire park as far as the redesign is concerned. It was suggested Councillor contact the dog park folks and clarify.

There were no introductions so new members did not know who anyone was. Daniel, the lead staff was there via zoom.

Tara pointed out the dog park folks are not listed as part of the Advisory Committee for the revitalization. We will check on their inclusion and if in fact they are and who is the one rep.

The meeting was very divisive and especially productive. Connie expressed her concerns to Daniel via email after the meeting and asked for better controls during meetings. Daniel was also asked to consult with Councillor Moise about what is being told to the dog park people and to clarify facts with them.

Tara pointed out the folks from the dog park had little knowledge of how the city worked. The group had submitted a request for dog park improvements through the Participatory Budget process with the expectation it would be dealt with separately.

Tara continues to work with the Trans community to further advance having a new Trans Memorial designed to make it more permanent. Parks is willing to work with the group to begin the process. The meeting has yet to be confirmed.

## **2.4 Communications – Cori absent**

### **2.5 Membership – Luben**

- working on it.
- Luben reviewed the meeting with Matti re logo designs. The designs were narrowed down to three suggestions, Matti is to forward the designs to the exec.

### **2.6 Safety – Tara**

- Update safety network meeting

There was CCRP (Community Crisis Response Panel) meeting. This team responds to serious occurrences to support the community. Two recent incidents occurred recently. Shooting death of a dog and a stabbing incident were both parties injuries were not life threatening. The stabbing incident resulted in an arrest of a person with a long criminal record.

Other, a small encampment has been removed. It is noticed that new faces are present in the park. The security at 519 is proving effective.

Luben noted a few incidents at his home on Gloucester over the last couple of years that have led to the corporation looking into additional security measures. Don noted the police will do a Safety Audit which can be helpful for buildings and home owners.

- Night Economy Review

Focus is on licensing businesses. Tara provided links in the chat. Tara noted a lot of the new rules apply to the Village.

- BIA update – meeting to be arranged to discuss replacement for Alexander Wood statue.

Tara noted we are receiving very little information from the BIA about community events. This will be discussed at a future meeting. Luben suggested address general cleanliness of businesses in the Village. Tara agreed.

## **3 Other**

- Include Land Acknowledgment in minutes? Website?

It was agreed that the acknowledgement can be posted on the web site but not necessary in the minutes. Connie to circulate for exec input.

- Zoom cost - \$24.28 per month, Connie will bill CWNA at the end of year.
- Business cards – new logo
- New logo designs - Luben explained 3 designs had been selected at our meeting Oct 13. One was a variation of our current logo, one a banner logo and the third included a streetscape image. When all exec have had the chance to view the logos a decision can be made.

#### **4 Upcoming Events**

- BV Realty meeting Oct 20 – 2-8 Cawthra
- Pumpkins in the Park, BIA Oct 22, Paul Kane House 4-7:30pm
- Halloween on Church St. Oct 31
- Adam Halloween walk 6pm Oct 31st.
- Next CWNA exec meeting Nov 11th. 10am.

#### **Actions for Nov meeting**

Tara – meeting with Sargent Dyke

- meeting with BIA – maintain regular cleanliness by businesses, statue replacement with Indigenous art progress
- see if Trans group and Daniel have connected
- draft 2 letters with Adam re: Appropriate the lane by Green P and to regularly maintain development site and surrounding area

Connie – arrange Development meeting

- send around land acknowledgement for refinement
- circulate land acknowledgement to exec, final copy to Trevor to post on website

Neil – set up housing meeting

set up meeting with BCCA re Scientology building appropriation for housing