

## Church Wellesley Neighbourhood Association

Minutes Monthly Meeting January 13th, 202

Zoom - 10am – 12pm.

**Board members present** – Robert Packham, Connie Langille, Don Altman, Neil Gibb, Tara Schorr, Luben Blagoev  
Associate members - Paul Farrelly, Peter Small  
Attendees – Adam Wynne, Jonathan Grimm  
Regrets – Matti Charlton  
Resigned – Cori Death

### **1. Administration**

#### **1.2 Land Acknowledgment**

**1.3 Agenda** – moved Paul, second Tara

#### **1.4 Declaration of Conflict of Interest**

**1.5 Minutes of Last Meeting** – c/o minutes not read by all members

#### **1.6 Cori Death resignation from the board**

#### **1.7 Review of Action items from December 9th , 2023**

- **Action Items November**
- Luben – Bill Church Isabella Co-op for membership c/o

#### **1.8 Financial Status**

- \$7,087.51 – donations + Pay Pal memberships (\$442.11) = \$6,513.26

#### **1.9 Welcome Guests**

- Jonathan Grimm was introduced and welcomed to the meeting. Jonathan has been associated with CWNA from time to time and will be joining our associate membership.

### **2 Activities Report Out**

#### **2.1 Councillor's Office**

- State of relationship – Connie
- Tyler Johnson – A replacement for Lucas Granger is in the works. Tyler asked if CWNA would like to sit in on the hiring process along with a rep from the BIA, 519, I said we were interested. More info to follow. Current contacts are Marzio Silva – [marzio.silva7@toronto.ca](mailto:marzio.silva7@toronto.ca) and Juliet Akhadia – [juliet.akhadia4@toronto.ca](mailto:juliet.akhadia4@toronto.ca)
- Eddie LaRusic has been communicating re: development issues. An email was shared with exec explaining the impact of Provincial changes on the Planning dept.

Below is part of the communication from Eddie re changes.

There was always an unreasonable expectation for the City to provide approval/refusal on zoning by-law amendments under the *Planning Act* even pre-Bill 109. I believe through the years it's varied between 90 to 120 days after a complete application was submitted. Given the workload of staff, complexity of development files and expectations of City Council, it was pretty much accepted that meeting that time frame was unrealistic. The penalty for not providing a decision was that a developer had the right to file an appeal once that date was crossed, which of course started a process through the OMB/LPAT (now OLT).

The City accepted this "risk" as the City could, post-appeal, still work with the applicant to address outstanding concerns, even hold community consultations while an appeal was in process, all to feed into a final report which would then become a "request for directions" for staff when they went to the OMB/LPAT. In some cases that led to a settlement being brought directly to the board/tribunal, a year or more after the initial application.

Bill 109 has *obliterated* that.

Under Bill 109, if the City does not make a decision on a zoning by-law within 90 days, the penalty is not just the right for an applicant to appeal to the OLT. The penalty now is that the developer has a right to ask for a

total refund of their application fees. As City Planning relies heavily on those fees to fund its operations, missing these 90 day deadlines could gut City Planning’s budget, forcing Council to more directly fund the department (and Council, as you may have heard in the news, is already looking at a significant tax increase because of how bad our financials are).

It even gets worse, because there is no clarity within the new Bill 109 provisions about how that 90 days is “spent,” with all the pressure being on the City to bring a decision to City Council, not the developer. For example, if the City sends the developer a list of issues to respond to, the developer is under no pressure to respond. Even if City staff cannot reasonably proceed until the developer responds, the timelines for the City to make a decision remain unchanged. The result is that the City needs to work at light speed, because any delays caused by the developer compound to delays created by the City and eat into those 90 days.

And then it gets worse again! The existing meeting cycle that the City follows requires a meeting at community council (i.e. the statutory meeting required under the *Planning Act*) as well as a meeting at City Council to provide a decision. These dates are fixed, but Bill 109 does not care if the next City Council falls on Day 90 or Day 50. The result has been, on average, that Derek and other City Planners actually have only about \*45\* days from receiving a complete application (something they also need to take time to verify) to do what they used to take 6+ months to do before.

The natural result of this is that City Planning needed to shave off some of its typical process. Expanded notifications were dictated through preliminary reports, which simply could not be accommodated under these timelines, so were removed from the process. That’s why notices are only going out to properties up to 120m away (the minimum required by the *Planning Act*); there has been no direction from City Council since to ask staff to do differently.

**2.2 Development & Heritage – Paul**

- 2-12 Cawthra Community Consultation – the city only sends notices to properties 120 meters fro the development site, this is approximately 150 steps. In the past the notice area was expanded. This will no longer be the case. Meeting will be virtual only. Tyler Johnson said Councillor Moise has requested hybrid meetings to accommodate more community members.
- Crews & Tango - Paul reported that the club will not be returning to the Church St. site when the new development is completed. Tara pointed out that the space will not be allowed to be used as a club citing the report on the Night Economy.
- Paul gave a report on FoStra. Their AGM is scheduled for Thursday Jan 18th. Paul is unable to attend, Tara will attend. Paul to forward info to Tara.

**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	
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	C.C. Jan 18th
2-8 Gloucester	34	232	Rental		Tricon, Angel	Near completion

**2.3 BIA update – Adam**

- BIA update – Adam designated ED until the end of Jan.
- New board is looking forward to working with all community partners.
- Thurs meeting w police, 519, businesses
- The orphan lane behind 29 Wellesley hotel will be paved.
- Dapper Lane - fences on be installed at the back of the building around the developers property.
- Fire services has been made aware of a gas meter venting lots of gas at one of the businesses on Church St. Working on a resolution.
- The fence will be repaired behind Dudleys, Connie asked if pallets could be removed around fire escape. Adam will ask.
- Alexander Place Lane - The BIA was asking the city to repave the lane, the city said it will happen 2027. It was stressed that business use the lane for customers and they struggle to navigate the lane in it's dilapidated condition. Emergency patches were done. Mural will also be commissioned for the lane.
- Bins lining Alexander Place Lane – city is inspecting additions to businesses and evaluating conditions including rats.
- Tara asked if BIA could provide details so CWNA can post to support.
- Tara asked that artists be allowed to choose their own pallets for future murals. Adam agreed.

### **2.3 Placemaking**

- AIDS Memorial update – Report from community consultation yet to be released. Heritage is waiting to see outcome of Revitalization Plan for BH Park before designating. Daniel Fusca was asked to forward reports to Heritage as soon as they are available. Adam and Jonathan will bring the AIDS Memorial designation forward at the Community Preservation Board.
- Margret Best was contacted about the new sign to be placed at the Aids Memorial. Work in progress, we asked to see the proof prior to final decisions being made.
- Donna Shaw Lane – poor drainage issues are being addressed by the city
- Orphan Lanes – Adam is working on having the west tip of the lane behind 25 Wellesley E connected to the Green P expropriated by the city.

### **2.3 Communications – Cori**

- Cori has resigned from CWNA due to commitments to her new business and work. Cori is interested in participating in CWNA events in the future. We wish Cori all the best.

### **2.4 Membership – Luben**

- The membership renewal drive was very successful with \$442.11 being collected for membership renewals and donations.
- Luben has sent the Church Isabella Co-op their membership renewal invoice.

### **2.5 Safety – Tara**

- Safety Network Conference. The conference was held in Scarborough. May of those attending had concerns around youth, gangs and violence. The committee finalizing the new model for the Safety Network will have ambassadors that will set meetings, facilitate agendas, recording minutes etc. Tara reflected this is what is needed to keep the network functioning.
- Tara will contact Megan at the 519 to follow up around next Safety Network for our area. It was also suggested to contact Adam Wynne to see if the BIA wanted to participate.
- Tara spoke of initiative that was discussed with MPP Wong-Tam to address meth use that would help those in the early stages of addiction. Tara saw this as a positive step.

## **4 Upcoming Events**

- Next CWNA exec meeting Feb. 10th via Zoom
- Community Consultation 2-12 Cawthra, Jan 18th. 6:30pm at the 519