

# Church Wellesley Neighbourhood Association

Minutes Monthly Meeting April 13th, 2024

Zoom - 10am – 12pm.

**Board members present** – Connie Langille, Don Altman, Tara Schorr, Luben Blagoev, Neil Gibbs

Associate members - Peter Small

Regrets – Matti Charlton, Adam Wynne, Wasim Ghani

Guests – Scott Morrison, Maria Guardado, Jonathan Grimm

## **1. Administration**

### **1.2 Land Acknowledgment**

**1.3 Agenda** – Luben moved , Don second , passed

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

**1.5 Minutes of Last Meeting – March 9<sup>th</sup>** – Slight correction made, moved Tara, second Luben, passed

## **1.6 Introductions of Guests**

### **1.7 Review of Action Items from March 9th , 2024**

- **Action Items March 9th**
- Connie to contact 519 for information on streaming and equipment availability – done, all equipment secured
- Luben to organize canvas of buildings – c/o
- Neil to attend FoStra meetings re: affordable housing – did not attend
- Connie to ask Councillor about timelines for Yonge revitalization north of Carlton and Church revitalization and the ultimate installation of more rainbow crosswalks. - no reply
- Don to check exec. terms of office.- done

## **1.8 Financial Status**

- \$6,825.48
- The exec was updated about Pic Rights request for copyright compensation for use of photo on our website, 2022. Lawyer Ian Flett has sent them a letter, more information to follow as available.

## **2 Activities Report Out**

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

- 1 - Maria was asked about the proposal to turn the parking spaces on Gloucester Lane into public space.
- Maria has spoken to Chris and he is asking for a proposal and more information. It was also pointed out that the parking lot is a source of revenue for the city. Maria said Tyler Johnson confirmed that the community has been requesting the parking be converted for years.
- Connie pointed out that the proposal letter sent to Councillor outlined all the links for the background on the issue. It was also pointed out that the parking garage on Charles St had 2 floors added to facilitate the transfer of the Gloucester Lane parking into public space. It was noted the community is lacking in public space, that giving up even 8 spaces of parking would allow for additional bike shape spaces as the program is extremely successful in the neighbourhood. Public art and seating is also some of the potential uses of the space. Maria was asked to let Councillor know this of the utmost importance and it has languished long enough.
- Luben asked if parking in developments can compensate for lost spaces on Gloucester Lane, he mentioned 50 Wellesley.
- 2 – Renaming Dundas Sq using section 37 monies
- It was unclear why Councillor put forward the proposition to partially fund the renaming using section 37 funds. The conversation became bogged down with references to the city and the city's needs and Councillor's busy schedule did not allow time for clarification. Maria was asked to seek clarification from Councillor and get back to us.
- Councillor's position on 543 Yonge St development proposal, The LCBO. Concerns about shadowing,

height, lack of parking and drop offs.

- Members had additional questions about 45degree angular plan, subway congestion, elevators.
- Maria commented that Councillor felt the no parking was not a sizable issue as the subway was directly across from the site. Little other information was given.
- Members ask for a more fulsome report back covering issues outlined. Maria said she would get back to the committee.
- Upper Jarvis Study
- Peter asked what the state of the Upper Jarvis was sounding frustration over no information being shared with those who are supposed to be participating. Peter also noted that city planners said the report out on the study would soon be released with no community input.
- Maria acknowledged the question and stated Jarvis is not part of her portfolio. She commented that city staff work at their own pace.
- CWNA will need to continue to try and get a clear answer from Abraham Plunket-Latimer.
- Other -
- Maria shared that the Trans crosswalks would be filled this week and depending on weather painted next week.
- Maria talked about the mural proposed over the Wellesley TTC station, it is the BIA's responsibility to ensure it is done. No submission have come in yet and there is talk of perhaps using a wrap approach. Concerns were made about execution of the project, the need for work to be done on the metal siding first, how to execute mural with active buses etc. It is a work in progress with few details at this point.
- We thanked Maria for her time. She left for another meeting.
  
- Overall there was no real information shared that was of great value.

## **2.2 BIA - Adam**

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

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

- Details of the AGM were finalized
- A budget of \$200 was allocated for refreshments. Moved by Don, seconded Luben
- ArQuives is confirmed as guest speaker
- Live streaming was discussed and anyone was willing to run a Zoom they are welcome to set it up, please notify Connie if you intend to stream or Zoom.
- E-blast to be sent out, reminder to update membership, information will include process to self-nominate and all other relevant information.
- Everyone was encouraged to complete the slides for their committee. Tara will review all slides once finished. She asked that the slide deck be emailed to all exec again and head shots and bios.
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## **2.5 Development & Heritage – Don, Peter**

- 34-42 Maitland passed. Peter reported, it is 56 stories, 55 replacement apartments and the heritage fronts will be kept.
- 2-8 Cawthra – Don reported the meeting was of little value, BV did not bring anything new. It was more of an opportunity to reinforce community's views of the proposal. It was noted height, retention of heritage were within the city's mandate and out of CWNA's realm. Community hopes the interaction between the development and BHP at Cawthra will be seen as an important factor to BV as well as interaction with established community. It was agreed that BV developments extended their time and listened more than other developers. We can hope it will have a positive impact on the final project.
- 543 Yonge St. Tara said the meeting was spirited. The proposal did not align with general expectations. Height, lack of drop off, parking. Most of the units are one bedroom and but it does meet the criteria. It is felt the design was lacking. It was pointed out that the east side of the building lacked any integration with the lane or proposed park and completely lacked interest or design. It was pointed out the lane is

very active and needs to be maintained.

- Peter asked about 68-78 Wellesley E. and reflected that the developer Kingsett, in a previous meeting said he does not like to go to the OLT to settle proposal differences but would rather work with the city and community.
- Neil talked about meeting he attended where two councillor's asked city planning dept. if proposal go to the OLT as they did not understand how they can intervene. City planning said if the city makes a rule, passes a bylaw, or has something in planning and it's under section 111 the developer can not go to the OLT it goes to the courts to decide it. The city and the developer prefer the courts not decide because going to court is kind of a crap shoot. Neil also said going to the OLT is not automatic where the developer gets a pass. He pointed out the province has passed a lot of legislation regarding development but they haven't implemented a lot of it because they have an election in a year and a half and the government doesn't want to go against a lot of people they want to vote for them they are not going to get the votes.
- Don pointed out the city has a strong case with the special bylaw about Church St. which imposes restrictions on development. The city needs to stand by the bylaw.
- Tara pointed out that at the community consultation Councillor did not support the proposal. The the bylaws were not being respected. We will have to wait for the city's response and the developer will go to the OLT if rejected by the city.
- Neil report out on meetings attended – he will supply the recording from FoStra presentation and people can listen to it. The presentation talked about vibrant communities. It also talked about way too many small condos as all are aware of. The federal government is throwing a lot of money at it. The question is who buys the condos is investment and commodification. The other presentation was from one of the founding partners who developed the Regent Park plan. The presenter talked about community having a say in developments, spacing, facades etc.. He spoke about cities elsewhere and their development. Neil pointed out that one of the presenters did not understand the finances of affordable housing so he would put together something to help explain it to her.
- Don asked that Neil forward to him the item he was going to send explaining the finances.
- Tara asked about the status of the White Paper FoStra was working on and that the neighbourhood associations are suppose to help develop the plan, we could push forward with advocacy with a plan.
- Neil replied FoStra is concerned we are sacrificing the environment for housing. He talked about there being a crisis in housing which in fact was the market working as the market should. He spoke about the government dealing with the outcome of the Harris era destruction of rentals.
- Tara pointed out it seems Neil attended a FoNtra meeting, north associations. Neil said they work together. He pointed out that a lot of politicians have investments and are landlords and of course no body wants to make a law that will disadvantage their financial opportunities.
- Neil said it is the finalization of housing and how it is regulated is the biggest problem we have.
- Tara noted that this is not something CWNA can action as a grass roots organization.
- Don said basically CWNA can only do what it is being designed to do which is to cooperate with other entities like ourselves to a certain position which will impact other orders of government.

### ALL ACTIVE DEVELOPMENT APPLICATIONS

Address	Stories	Units	Rental rep	Date	Developer	Planner
543 Yonge St	68	663		March 2022	Centre Court	Stephan Posikira
68-78 Welles E	28	258	17	Dec 2023	Kingsett Capitl	Jeremy Humphrey
88 Isabella	62	751	82	26 Apr 2022	Capital Dev	Approved
90-94 Isabella	69	837		May 2022	Capital Dev	A. Plunket-Latimer
15 Charles E	66	610		Dec 2021	Republic Dev	At the OLT
619 -634 Yonge	57	606		Dec 14 2021	YI Developments	A. Plunket-Latimer
639-651 Yonge	76	678		15 Sep 2022	KingSett Capital	A. Plunket-Latimer
33-37 Maitland	49	439		14 Sep 2022	Carlyle Communities	At the OLT
34 - 42 Maitland	56	532	55		Studio	Christy Chow

475-1 Yonge	75	806		20 Oct 2021	KingSett Capital	Katherine Bailey
475-2 Yonge	78	806		20 Oct 2021	KingSett Capital	Katherine Bailey
2 -12 Cawthra	45	474		Initial Aug 2023	BV Realty	Derek Waltho

## **2.6 Safety – Tara**

- Safety Network will meet April 18th update for May meeting.

## **2.7 Membership – Luben**

- Luben will plan a membership drive.
- Luben will be in charge of the election as he is not being re-elected. Connie noted Luben will need help at the AGM. Tara volunteered to help at the table.
- Way to pay for membership at AGM was discussed. Neil pointed out we had Pay Pal, this is the easiest way.
- Luben introduced Scott, a neighbour who is interested in being on the board.

## **2.8 Communications**

- Notice of AGM – email will be sent
- Posters will be printed and distributed in businesses and notice boards, Connie to organize.

## **2.9 Placemaking**

- Green Space input – discussion 519 has comprehensive plan for festival Wed. June 26 – Sun June 30. Tara wanted to make sure there was access to the dog park and AIDS memorial and the 519 should articulate more that the 519 pays the city a fee every year to ensure the grass is repaired. Also to make the lineup Wed & Thurs easier. All concerns will be forwarded.
- PRIDE input – the street map is to follow.
- Beer Store fence art project – still waiting on owners reply
- Request Illuminated Fence, Church St School, have plaque installed. In the works. There was some confusion about when the light colour would change. TDSB thinks the colours will change only during Pride. TDSB says this will be costly, Councillor's office is not willing to add funds if the colours are not changed for all occasions. The trustee has proven helpful in moving the issue forward
- New sign for AIDS Memorial Cawthra entrance area. - in the works. The signs will be 2'x3' and will be attached to the poles at the east and west sides of the memorial. Wording is being worked out. We have not seen the final draft yet.

## **Actions to carry forward**

- AGM prep – everyone

## **Upcoming Events**

- AGM May 6<sup>th</sup>, 2024, 6:30-9pm
- Next CWNA exec meeting May 11<sup>th</sup>, 2024
- TPS CCC April 17<sup>th</sup>, 506 Church St, Pop Up, 6:30pm in person
- Safety Network April 18<sup>th</sup>, 5:30 pm – 7 pm, The 519 room #304 – Tara encouraged folks to attend
- Progress Place 40<sup>th</sup> anniversary celebration April 18<sup>th</sup>, 2:30 – 5:30 pm
- Sanctuary community meeting April 15<sup>th</sup>. 6-8 pm. Register to attend
- April 20 Cleanup at BHP 12-1pm