

ST. LAWRENCE NEIGHBOURHOOD ASSOCIATION

ANNUAL GENERAL MEETING

March 30, 2022

The 2022 Annual General Meeting of the St. Lawrence Neighbourhood Association was held virtually on Wednesday, March 30, 2022 via Zoom Meeting.

1. OPENING OF MEETING AND WELCOME

Toby Tenenbaum confirmed quorum.

Stewart Linton, President of the St. Lawrence Neighbourhood Association acting as Chair welcomed delegates to the March Community Meeting and the 2022 Annual General Meeting of the St. Lawrence Neighbourhood Association. Mr. Linton began the meeting with an indigenous land acknowledgement of Toronto. Participants who were not in Toronto were encouraged to reflect on the indigenous land acknowledgement for their location. Mr. Linton also noted that today the City of Toronto Executive Committee had adopted the Actions to Advance Truth and Justice for Indigenous People in the City of Toronto: Reconciliation Action Plan 2022-2032.

Mr. Linton reported that the required notification and 2022 Annual General Meeting package had been issued within the required timeframe. Ms. Tenenbaum confirmed attendance of 30 delegates, which constituted quorum. With the annual general meeting properly constituted Mr. Linton called the meeting to order at 7:08 p.m.

As in previous years, Mr. Linton asked if there were any objections to approving motions by calling for objections only. There were none.

2. MOTIONS

2.1 Minutes of the St Lawrence Neighbourhood Association Annual General Meeting held March 31, 2021

On a **motion** by Suzanne Kavanagh **seconded** by Jamie Cappelli **it was resolved** to approve the minutes of the Annual General Meeting held March 31, 2021 as presented. **The motion was carried**

2.2 Audited Financial Statements for the year ending December 31, 2021

The Financial Statements were included in the AGM package. Mr. Linton invited discussion on the statements and, there being none, called for a motion to approve the financial statements as presented.

On a **motion** by Mary McDonald, **seconded** by Doug Maybank **it was resolved** to accept the financial statements as reviewed and prepared by Hogg, Shain and Scheck Professional Corporation, for the year ending December 31, 2021 as presented. **The motion was carried**

3. SPECIAL MEETING OF MEMBERS

3.1 Call to Order

Mr. Linton advised that revisions to the Ontario Not-for-Profit Corporations Act: [ONCA: 76;4(a)] – provides some relief to small businesses from the costs of preparing an audit or a review engagement in respect to the corporation's financial year ending December 31, 2022 provided an extraordinary resolution is passed annually by the membership.

In accordance with ONCA: 76;4(a) Mr. Linton called a Special Meeting of Members to order at 7:13 p.m.

3.2 Extraordinary Resolution [ONCA: 76; 1(b)]

The Special Meeting of Members was called for the express purpose of voting on the resolution previously circulated to SLNA delegates in regard to not appointing an auditor. Mr. Linton invited discussion regarding the resolution "*to not appoint an auditor and to not have an audit or a review engagement in respect of the corporation's financial year ending December 31, 2022*".

Osborne Codner asked who would otherwise be preparing the financial statements and how would their accuracy be ascertained? Mr. Linton advised that the financial statements would be prepared by the SLNA and circulated to delegates for review but would not be reviewed by an independent third-party. Mr. Linton acknowledged there could be some risk. The cost savings would be about \$3,000

Mr. Codner suggested that SLNA executive seek a member of the SLNA with relevant professional experience to review the books on behalf of the SLNA. Mr. Linton agreed this was a good idea and the Board would take the recommendation under advisement and follow up to update delegates at the next SLNA meeting.

Alan Barthel endorsed the idea of having one or two members who were not SLNA directors to review the statements.

There being no further comments, Mr. Linton asked if there were any objections to passing the extraordinary resolution *to not appoint an auditor and to not have an audit or a review engagement in respect of the corporation's financial year ending December 31, 2022*. There were no objections.

The resolution was passed

The business of the Special Meeting of Members having been completed Mr. Linton called for a motion to adjourn the meeting.

On a **motion** by Toby Tenenbaum, **seconded** by Osborne Codner **it was resolved** to adjourn the special meeting of SLNA members at 7:16 p.m. **The motion was carried**

The matters of the Annual General Meeting resumed at 7:17 p.m.

4. APPOINTMENT OF ACCOUNTANTS

A motion to appoint accountants was not required as the extraordinary resolution not to appoint an auditor and not conduct an audit or a review engagement of SLNA's 2022 financial statements was passed at the Special Meeting of Members.

5. ELECTION OF DIRECTORS

As there were two candidates, Toby Tenenbaum and Victoria Lydia Iglacs, and there were three vacant Board positions, Mr. Linton requested that Secretary Renate Tilson cast a vote in favour of electing Ms. Tenenbaum and Ms. Iglacs and declare them elected to the Board by acclamation.

Mr. Linton then called for a motion to ratify the acclamation of the new Directors.

On a **motion** by Sharon McMillan **seconded** by Sandra Fishleigh **it was resolved** to ratify the election by acclamation of the new directors as presented at the Annual General Meeting. **The motion was carried**

The elected directors were invited to briefly introduce themselves to delegates, which they did.

6. PRESIDENT / COMMITTEE REPORTS

Mr. Linton noted that the Committee Reports' presentations of events and activities of the past year aligned with the SLNA's five areas of strategic focus: 1) responsible development, 2) preservation of heritage, 3) strong sense of community, 4) participation and 5) relationships.

6.1 Responsible Development – Suzanne Kavanagh

Members: Chair Suzanne Kavanagh, Bram Bulger, Steven Casey, Debra Corey, Adil Dharssi, Robert Sherrin, Peter Tomlinson, Stewart Linton (Ex-officio).

Ms. Kavanagh defined responsible development as development that preserved its unique nature and heritage character, conformed to City policies and was supported by adequate infrastructure

In spite of the challenges of navigating COVID-19 over the past year the Committee continued to meet monthly and, with the support of the City's online meeting software WebEx, had organized community meetings at which developers had been invited to make presentations. Ms. Kavanagh SLNA updated delegates on the following development applications:

109 George Street (George Street and Richmond Street East)

Discussions with Alterra Developments and DiamondCorp. have been very productive, particularly with respect to the public realm and streetscapes which will include a Privately-Owned Public Space (POPS).

234 King Street East (King Street East and Princess Street)

Although Emblem Developments registered this application with the Ontario Municipal Board (OMB) the Committee has worked productively with Emblem on the massing and the public realm which will positively impact the look and feel of the street-level areas around King and Princess.

260 King Street East

This development encompasses an entire block bordered by Ontario, Princess, Adelaide and King Streets. The Committee was extremely disappointed that the development plan was finalized by private negotiations between the interim Councillor and the developer, which resulted in a 34-story and a 36-story tower instead of two 32-story towers. The development was subsequently sold to another developer, Fitzrovia Real Estate. The Committee has already met with Fitzrovia and feel that they will be very amenable to community input.

The development is all rental and will include large family units and the lower level will be food and beverage. The developer appears enthusiastic about working with neighbouring developments to ensure that the street-level public realm is well-designed

154/158 Front Street East

The development is almost completed. The Committee recently met with the developer and provided input on the sidewalks.

177 Front Street East

This development will have 1,600 units, which the Committee estimates could bring in 600 dogs to the community. The Committee was able to secure a large POPS on the south side of the property and recently had a streetscape meeting with the developer at which the Committee emphasized the need to replace the trees that had been removed.

200 Front Street East

This development is comprised of one residential and two commercial buildings, one of which will be the Globe & Mail Centre. One of the commercial towers will contain a daycare centre. The Committee will be meeting with the developer again to provide input on streetscape, particularly along Front Street.

49 Yonge Street (The Irish Embassy)

The Committee met with the developer and is preparing a refusal letter regarding the developer's intent to gut the interior of the site's designated heritage building. The Committee is also refuting the developers right to shave a portion of the building away to provide vehicular access to the laneway.

55 Yonge Street

The Committee struck a working group with the developer, H&R Real Estate Investment Trust. The residential lobby was moved from Colborne Street to Yonge Street to improve safety and reduce congestion on Colborne. The tower height has been reduced to eliminate shadowing on St. James Cathedral.

69 Yonge Street (at King Street)

Rather than place a residential tower on top of an existing commercial tower, the developer has decided to keep the building in situ and flip it from office to condominium.

45 The Esplanade

Ms. Kavanagh noted that this plan is anything but responsible development. The Committee met with the developer who was able to slip the application through on December 30, 2021 just prior to the start of legislation that would have required inclusionary zoning for affordable housing.

The Committee is preparing a refusal letter that will, among other concerning issues, identify insufficient separation between the two proposed towers and building materials that are not in context. A community consultation meeting will be scheduled.

102 Berkeley Street and 296 King Street East

Community consultation meetings are being scheduled for both properties. Brad Lamb is the developer.

The Committee has decided there is no value in participating in the Ontario Land Tribunal (OLT) hearings, as the community has no role if it registers as a participant. The Committee's energy is better spent working directly with the developers as early in the planning process as possible.

Mary McDonald thanked Ms. Kavanagh for her years of tireless work on behalf of the St. Lawrence neighbourhood. Ms. McDonald noted that she lives in 25 The Esplanade, the condominium next to the 45 The Esplanade development and the two properties share a driveway beneath which is 45 The Esplanade's P1, P2 and P3 garage levels and a shared foundation. John Vanstone, the original architect for this development has noted that the foundation is below the water level which is a serious concern for the Board of Directors and all residents of 25 The Esplanade.

Ms. Kavanagh confirmed she was aware of the issues related to the joint-shared garage parking as was Councillor Joe Cressy's office. The two buildings also don't meet the tall building guidelines for tower separation and the podium is too close to street level. Ms. Kavanagh confirmed that the City will be issuing a refusal report on the development plan in its present form, as will the Development Committee. The development is in early stages and strong community participation at the public consultation meetings will be essential.

In response to a question regarding affordable housing, Ms. Kavanagh confirmed that the percentage of affordable housing in a development largely depends on the location, such as proximity to public transit and it is a topic that the Councillors for Wards 10 and 13 are working on. For now, the SLNA Development Committee is focusing on the built form and the public realm of developments because Section 37 funds that were previously available are now redirected to what are called Community Benefit Charges, and the Committee's goal is to have as much influence as possible on how these charges are spent.

Mr. Linton expressed appreciation to the Development Committee for the relationships it has developed with developers over the years that allow them to engage in early planning discussions that generate positive results for the community even before the applications are submitted to the City of Toronto.

6.2 Heritage Preservation – Suzanne Kavanagh

Members: Chair Suzanne Kavanagh, Marcus Little, Kristine Morris, Ian Morrison, Renate Tilson, Peter Tomlinson, Stewart Linton (Ex-officio).

Heritage preservation focuses on advocacy to conserve the heritage of the original 10 blocks of the Town of York, the St. Lawrence Market, and the many and varied heritage buildings, green spaces and other historical sites in and around the neighbourhood.

One of the pivotal events related to heritage preservation occurred in January 2021 with the arrival of a demolition crew at the Foundry site. As a member of the West Donlands Committee, the SLNA took the lead in filing an injunction and hiring legal counsel to stop the demolition. As a result, the demolition was halted, a new Heritage Impact Assessment was prepared, and a commitment was made to preserve two (2) of the site's buildings, the foundry and the machine shop. All legal costs for this effort were covered by fundraising.

Ms. Kavanagh noted that the City of Toronto on its own could not have achieved this, as time was critical and any action by the city would have required a motion from City Council. Ms. Kavanagh was pleased to report that the final ruling required that the provincial government *must* keep in touch with the SLNA regarding next steps. Mr. Linton affirmed that without SLNA's intervention the entire foundry site would have been demolished.

A key aspect of heritage preservation is working with stakeholders and developers on the interpretation of heritage. Ms. Kavanagh explained heritage interpretation with a photo of the corner of King Street and Leader Lane circa 1920 beside a photo of the building under construction at that site with interior lighting on the main level that that mirrors the roofline of the old building. Google will be the sole tenant in this new building.

Heritage lighting is an important component of heritage interpretation and a key aspect that the Heritage Preservation Committee is focused on with respect to the St. Lawrence Market complex. Ms. Kavanagh illustrated successful heritage lighting with a photo of the St. Lawrence Hall which was a project along with St. James Cathedral that the Committee collaborated on with the Councillor's office. Ms. Kavanagh advised that the Young People's Theatre on Front Street East was a pending project for which the Committee also hoped to provide input.

Shoreline interpretation is another aspect of heritage preservation to which the Committee is looking forward to contributing. The Committee is also working to encourage the St. Lawrence Market precinct to refurbish the St. Lawrence Hall cupola and bell. Funds are available to prepare a plan for the project and it is hoped that work will start early enough next year in time for the bell to be rung to celebrate the 40th anniversary of the St. Lawrence Neighbourhood Association.

Ms. Kavanagh was pleased to announce that having initiated the effort in 2005, the city finally approved the St. Lawrence Neighbourhood Heritage Conservation District Plan on November 15, 2021, which allows the SLNA to hold developers even more accountable to the community. Protocol for this new Plan requires that every Heritage Conservation District (HCD) is represented by an Advisory Committee. Further investigation will be required to confirm whether SLNA's Heritage Preservation Committee could also act as the HCD Advisory Committee provided separate meetings were held for each Committee.

Osborne Codner asked for the rationale for preserving the Foundry site as he could not see any aesthetic appeal to the buildings. Ms. Kavanagh briefly summarized the site's important historical value in representing the significant industrial heritage of the neighbourhood and recommended that Mr. Codner read the historical plaque that was reinstated at the site and review the Heritage Impact Assessment that summarized the historical significance of the site. Ms. Kavanagh noted that although the buildings may not appear to have aesthetic value now, they will serve to represent the site's historical heritage as part of a new development that will also include vibrant community spaces and a balance of housing options including affordable and rental.

Trudy Coles asked if the Foundry development would include adequate setback to avoid being obscured by neighbouring developments, which occurred at the Distillery site. Ms. Kavanagh advised that the Ontario government owns the site and there is little yet known about its intentions. However, once the site was awarded to a developer, The Resident's Association of the West Donlands or The Corktown Residence and Business Association could initiate discussions. Ms. Kavanagh also noted that the City of Toronto's 360 Wayfinding project, which provides online directional assistance and street signage will continue to be expanded.

Trudy Coles also asked if affordable housing was a discussion point that the Development Committee raises with developers. Ms. Kavanagh stated it was not a key issue for the Committee. However, many of the developments include some rental, 109 George Street will include eight to ten City of Toronto WoodGreen Agency rental units for single mothers, and the new Inclusionary Zoning legislation requires developers to include more of this type of housing.

6.3 Strong Sense of Community – Stewart Linton

The Board continued to develop a strong sense of community by holding a total of ten well-attended community meetings that included 40 presentations. Mr. Linton also acknowledged Sharon McMillan who publishes over 50 newsletters annually, Renate Tilson who very capably prepares the minutes of community meetings for posting to the website, and Sandra Fishleigh and Sharon McMillan for leading the work to obtain input and better define parameters around the role and engagement of delegates.

The following events are being planned or considered:

- A July 1, 2022 event
- SLNA's 40th Anniversary - February 14, 2023 and perhaps multiple events through the year.
- *Just Like Us* – JAMII Photography Exhibit
- July 1 musical walk to celebrate community through the local park – last year included significant indigenous representation - JAMII

Waste Reduction Group (WRG) – Bruno Leps

Members: Jessica Blackwell, Trudy Coles, Nancy Fung, Sylvia Grady, June Gurvich, Edwin Janzen, Bruno Leps, Lisa McNair, Kelly Okamura, Oksana Okorokov, Donna Patterson, Ronny Yaron

Active Partners: St. Lawrence Market, St. Lawrence BIA, Salvation Army, RCT, PFFD Inc., Live Green, Climate Action Champion Programs, Charlie's Free Wheel, Repair Café Toronto, 3Rs Ambassador Program, Optic Zone, Staples.

The purpose of the Waste Reduction Group is to assist people with incorporating existing waste reduction programs into people's daily lives and bringing awareness of consumption habits and their collateral waste impacts. The Group works closely with the City of Toronto's waste reduction initiatives along with private companies and organizations that complement the City's efforts.

Mr. Leps reported on the three (3) programs the Waste Reduction Group promotes:

- **REmarket**

Mr. Leps was pleased to report that three (3) very successful REmarket events generated 50 skids of reusable items for pick up by the Salvation Army, five skids of electronics collected for Renewed Computer Technology Group for reuse in schools, a collection of ability aides for shipment to African countries, and optical aides also for shipment overseas. These events also included bicycle and small appliance repair stations. The next REmarket event is being considered for mid-May 2022, with the addition of a free-exchange area for residents to exchange items amongst themselves.

- **St. Lawrence Reduces Waste (Bring Your Own)**

This new program, to be launched in the next few weeks, is designed to discourage single-use containers by celebrating local businesses who permit customers to use their own reusable containers. When a business registers for the program it will receive a window sticker announcing its participation and will be promoted on social media at no cost to the business. The program is supported and promoted by the City of Toronto and the St. Lawrence Market Neighbourhood Business Improvement Association.

- **Did' ya Know...? Fact Sheets**

The very popular one-page *Did' ya Know...?* fact sheets developed by the Waste Reduction Group list simple steps residents can take to reduce waste. The information is published in the SLNA newsletters and posted in the Waste Reduction Group section of the SLNA website. SLNA delegates are encouraged to distribute the fact sheets within their condominium buildings. Eight (8) fact sheets have been created to date and more are planned.

Saturday, April 23, 2022 from 10:00 a.m. to 2:00 p.m. – Clean Toronto Together and Butt Blitz

The Waste Reduction Group will be planning and promoting community participation in Clean Toronto Together and Butt Blitz events both scheduled for April 23, 2022. Gloves, bags and pick-up tools will be supplied.

Clean Toronto Together –This annual City of Toronto city-wide event is planned for April 22 – 24, 2022. The event traditionally brings together 200,000 Torontonians who, through their individual community groups, schools and businesses, gather litter from public spaces.

Butt Blitz is sponsored by A Greener Future (AGF). The goal is to pick up across Canada in the month of April one (1) million butts. Discarded cigarette butts, which leach harmful chemicals into the environment, are the most common single-use plastic discarded in major cities.

Mr. Leps emphasized that waste reduction initiatives were critical to helping save the environment and he encouraged people to volunteer for either single projects or by joining the Waste Reduction Committee. Delegates can contact a WRG member directly or email their interest to reduce@slna.ca.

6.4 Participation – Advocacy – Stewart Linton

Mr. Linton stated that the most time-consuming issue for the past year had been First Parliament followed by the Foundry which had reached resolution. Written submissions and deputations were submitted for First Parliament and the site remains an active issue. Now that the built form has been somewhat more clearly defined and once funding is confirmed, the SLNA is looking forward to positively contributing to the reimagining of the First Parliament Master Plan and actively engaging to influence the discussion around the benefits this project could generate for the community.

The SLNA has been active in submitting deputations and letters of support and letters of objections for many development projects. The SLNA has also been an active participant on the First Parliament Working Group and on community liaison committees for 45 The Esplanade and 76 Church Street. The SLNA also successfully advocated for the Toronto Public Library to be built where the Market tent is currently installed sooner than previously planned; in five to seven years rather than the previous 10 to 15-year timeframe.

6.5 Relationships (with External Groups) – Networking

Mr. Linton noted several of the networking relationships the SLNA had developed over the years, including the St. Lawrence Market Precinct Advisory Committee and the Toronto Police Services 51 Division Community Liaison Committee (CLC). Mr. Linton thanked SLNA delegate Don James for the strong relationships he has developed at 51 Division on behalf of the SLNA.

The SLNA also participates on various strategic advisory committees, including Waterfront Light Rail Transit, City of Toronto Ontario Place, Waterfront Toronto – Quayside, Waterfront for All, and citizens organizations for Ontario Place for All. Collaborating with neighbouring resident and business associations and committees strengthens the positive impact the community will have on streetscape planning and use of the public realm and ensures that the results respect the City of Toronto’s master plan for streetscape in the St. Lawrence neighbourhood.

In response to an earlier question regarding various types of housing in the new developments, Ms. Kavanagh took a moment to recognize the significant costs a developer must absorb to provide even eight to 10 units of affordable housing. Ms. Kavanagh also noted the enormous time commitment required of the SLNA President and, on behalf of the community, thanked Mr. Linton and the entire Board of Directors for their efforts. Ms. Kavanagh reaffirmed that the SLNA was well-represented on many external committees and groups.

As the current Chair of the St. Lawrence Market Precinct Advisory Committee (SLMPAC), Ms. Kavanagh advised that occupancy of the North Market was expected in the spring of 2023, and the final round of community consultation for the Market Lane Park and the related survey would remain open until April 15, 2022. Ms. Kavanagh also confirmed that the Toronto Public Library (TPL) would be taking over the North

Market tent site. The TPL would be hiring an architect to design a three-story, 30,000 square foot development. Planning will include public consultation of all stakeholders and an environmental study.

Mr. Linton also noted that the SLNA has offered administrative support for the Under Pass Farmers Market (UPFM) until they are fully incorporated and become self-sufficient.

7. NEW BUSINESS

Mr. Linton invited any new business or discussion. There was none.

8. CLOSE OF MEETING

The being no further business to discuss, Mr. Linton called for a motion to close the meeting.

On a **motion** by Suzanne Kavanagh, **it was resolved** at 8:23 p.m. to terminate the 2022 Annual General Meeting of the St. Lawrence Neighbourhood Association. **The motion was carried**

President

Director

ST. LAWRENCE NEIGHBOURHOOD ASSOCIATION

ANNUAL GENERAL MEETING

March 30, 2022

APPROVED MOTIONS

1. Minutes of the 2021 Annual General Meeting

On a **motion** by Suzanne Kavanagh **seconded** by Jamie Cappelli **it was resolved** to approve the minutes of the Annual General Meeting held March 31, 2021 as presented. **The motion was carried**

2. Year-end Financial Statements – Year Ending December 31, 2021

On a **motion** by Mary McDonald, **seconded** by Doug Maybank **it was resolved** to accept the financial statements as reviewed and prepared by Hogg, Shain and Scheck Professional Corporation, for the year ending December 31, 2021 as presented. **The motion was carried**

3. Extraordinary Resolution – To not appoint an auditor or have an audit - Special Meeting of Members

Resolved to not appoint an auditor and to not have an audit or a review engagement in respect of the corporation's financial year ending December 31, 2022. **The resolution was passed**

4. Adjourn the Special Meeting of Members

On a **motion** by Toby Tenenbaum, **seconded** by Osborne Codner **it was resolved** to adjourn the special meeting of SLNA members at 7:16 p.m. **The motion was carried**

5. Ratification of Election of Directors

On a **motion** by Sharon McMillan **seconded** by Sandra Fishleigh **it was resolved** to ratify the election by acclamation of the new directors as presented at the Annual General Meeting. **The motion was carried**

6. Close of Meeting

On a **motion** by Suzanne Kavanagh, **it was resolved** at 8.23 p.m. to terminate the 2022 Annual General Meeting of the St. Lawrence Neighbourhood Association. **The motion was carried**

* * *