

# ST. LAWRENCE NEIGHBOURHOOD ASSOCIATION

## ANNUAL GENERAL MEETING

March 29, 2023

The 2023 Annual General Meeting of the St. Lawrence Neighbourhood Association was held virtually on Wednesday, March 29, 2023 via Zoom Meeting.

### 1. OPENING OF MEETING

Stewart Linton, President of the St. Lawrence Neighbourhood Association and acting as Chair welcomed delegates to the 2023 Annual General Meeting of the St. Lawrence Neighbourhood Association. Mr. Linton began the meeting with an indigenous land acknowledgement and information about the Anishinabek Nation.

Mr. Linton advised that the Annual General Meeting was called to conduct the business as set out in the agenda, and all the required notification had been accomplished. With the consent of the meeting Mr. Linton appointed Ms. Tenenbaum as Scrutineer for the meeting. Ms. Tenenbaum confirmed that quorum was achieved and, with the Annual General Meeting properly constituted, Mr. Linton called the meeting to order at 6:06 p.m.

Mr. Linton asked if there were any objections to approving motions by calling for objections only. There were none.

On a **motion** by Victoria Ilgacs **seconded** by Catherine Liberté **it was resolved** to approve the agenda as presented. **The motion was carried.**

### 2. MINUTES OF THE ST. LAWRENCE NEIGHBOURHOOD ASSOCIATION ANNUAL GENERAL MEETING HELD ON MARCH 30, 2022

Mr. Linton invited corrections to the minutes and, there being none, called for a motion to approve the minutes as presented.

On a **motion** by Nancy Fung **seconded** by Jamie Cappelli **it was resolved** to approve the minutes of the Annual General Meeting of the St. Lawrence Market Neighbourhood Association held March 30, 2022 as presented.

**The motion was carried.**

### 3. AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDING DECEMBER 31, 2023

The Financial Statements were prepared with the assistance of the Finance Committee which had been formed this past year. Mr. Linton thanked Finance Committee members Toby Tenenbaum, Osborne Codner and Allan Bartel for their work.

Mr. Linton invited discussion on the financial statements. There were no questions raised.

Mr. Linton noted that at last year's AGM an extraordinary resolution was passed under the *Ontario Not-for-Profit Corporations Act* "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." Therefore, the motion to accept the financial statements would recognize that the statements had been reviewed and prepared by the SLNA Finance Committee.

On a **motion** by Suzanne Kavanaugh, **seconded** by Chris Hurlihy **it was resolved** to accept the financial statements as reviewed and prepared by the SLNA Finance Committee for the year ending December 31, 2022 as presented. **The motion was carried.**

Mr. Linton then advised that the special meeting of members would begin..

### **SPECIAL MEETING OF SLNA MEMBERS**

**1. Call to Order [ONCA: 76; 4(a)]**

Mr. Linton called the meeting to order at 6:10 p.m.

**2. Extraordinary Resolution [ONCA: 76; 1(b)]**

The special meeting was called to consider the extraordinary resolution to not appoint an auditor and to not have an audit or a review engagement in respect of the Association's financial year ending December 31, 2023.

On a **motion** by Sharon McMillan, **seconded** by Mary McDonald **it was resolved** to approve the special 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, 2023. **The motion was carried.**

**3. Adjournment of Meeting**

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 Jamie Cappelli , **seconded** by Osborne Codner **it was resolved** to adjourn the special meeting of SLNA members at 6:13 p.m. **The motion was carried.**

Mr. Linton called the members back to the SLNA Annual General Meeting at this time.

### **4. ELECTION OF DIRECTORS**

There were four (4) candidates, Nancy Fung, Ken Jackson, Dayl Marks and Sharon McMillon seeking election to fill three (3) vacant Board positions. Mr. Linton noted that voting would be conducted via Zoom and SLNA delegates could choose to vote for one (1), two (2) or a maximum of three (3) candidates.

Mr. Linton invited each candidate to take a few minutes to introduce themselves to SLNA delegates, which they did.

Mr. Linton then gave delegates a few minutes to vote and advised that the meeting would proceed while the Scrutineer counted the vote and determined the results.

### **6. APPROVAL OF CHANGES TO BY-LAW NO. 1**

Mr. Linton then presented the two (2) proposed revisions to By-Law No. 1 for consideration; 1) permitting electronic "presence" at meetings and 2) permitting electronic (virtual) meetings.

Mr. Linton explained that although electronic (virtual) meetings and electronic participation at virtual meetings was permitted by the Act, these actions were not yet explicitly permitted in perpetuity in the SLNA By-Law No. 1. Mr. Linton then read aloud the new wording for the proposed two new By-Law clauses, noting that electronic presence under the Act conveyed all the rights that a delegate attending in person held, including voting.

Mr. Linton invited questions and, there being none, called for a motion to approve clauses 3.4.18 and 3.4.19.

On a **motion** by Sharon McMillan, **seconded** by Kristine Morris **it was resolved** to approve the addition of the following clauses to By-Law No. 1:

**3.4.18** *Any person entitled to attend a Delegate Member meeting may participate in the meeting by telephonic or electronic means that permits all participants to communicate adequately with each other during the meeting, if the Association makes such means available. A person so participating in a meeting is deemed for the purpose of this By-Law to be present at the meeting. [ONCA, 2010, c.15, s.53(4)].*

**3.4.19** *For any Delegate Member Meeting, the Directors or Delegate Members, as the case may be, may determine that the meeting be held entirely by telephonic or electronic means that permits all participants to communicate adequately with each other during the meeting. [ONCA, 2010, c.15, s.53(5)].*

**The motion was carried.**

## **7. PRESIDENT / COMMITTEE CHAIR'S REPORTS**

Mr. Linton noted that the Committee's Reports 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.

### **7.1 Responsible Development - Development Committee**

Members: Chair Suzanne Kavanagh, Steven Casey, Debra Corey, Alana O'Haloran, Robert Sherrin, Stewart Linton, Al Smith (BIA), Peter Tomlinson, and Mark VanElsberg (BIA).

Mr. Linton noted that the Development Committee was responsible for advocating for responsible development and invited Debra Corey to present the Development Committee Report. Ms. Corey began by acknowledging Development Committee Chair Suzanne Kavanagh for her ongoing hard work on the Committee.

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

The Committee had shifted focus in the past year with the intent to make earlier connections with developers, including at pre-submission meetings. The Committee worked to provide input on plan iterations, with a focus on materiality, public realm and streetscape. The Committee also worked with the Business Improvement Association (BIA) to incorporate the transportation master plan. If a development went to the Ontario Land Tribunal, the Committee would, on occasion, seek party status if there was a chance to attend mediation. Ms. Corey noted that this effort was often supported by developers as a way to avoid a hearing unless it was a settlement hearing. Ms. Corey also noted that the political climate had changed to become less favourable to city planning.

Ms. Corey then presented a map showing the boundaries of the St. Lawrence Market community and the number of various planning policies within the boundaries, including mixed use, regeneration and apartment neighbourhoods.

Ms. Corey noted that community consultation meetings had been mostly on hold through the pandemic and were again taking a break due to the municipal election. Meetings that had been held were normally back-to-back and short, and moderated virtually via WebEx Webinar format. Ms. Corey presented the City of Toronto website addresses where information on development applications and public consultation information was provided.

Once a development plan was approved, residents from buildings that were neighbouring that construction site were recruited to participate on the Construction Liaison Committee that would participate in the decisions around such issues as public art (hoarding), construction hours and noise.

Mr. Linton commended and thanked the Development Committee for having earned such a positive reputation amongst the development community.

## **7.2 Heritage Preservation - Heritage Committee**

Members: Chair Suzanne Kavanaugh, Kristine Morris, Ian Morrison, Renate Tilson, Peter Tomlinson.

Mr. Linton invited Ian Morrison to present the Heritage Committee Report.

Mr. Morrison noted that 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.

Mr. Morrison noted that the City of Toronto had approved the St. Lawrence Neighbourhood Heritage Conservation District Plan in 2021, which protected heritage buildings from demolition and contained policies designed to maintain the district's heritage character. Protocol within this Plan required that every Heritage Conservation District (HCD) be represented by an Advisory Committee. However, it remains possible that the City of Toronto could allow the SLNA Heritage Committee to assume that role, which would follow the model of the Cabbagetown Heritage Conservation District Committee that promoted heritage awareness on its website *cabbagetownhcd.ca* and provided comments on HCD-relevant planning applications which were forwarded to City of Toronto staff. A second option for representation would be for heritage input to be routed through the SLNA Development Committee.

Mr. Morrison noted the challenges that the St. Lawrence HCD Plan had faced when it was originally adopted by City Council in 2015, with subsequent appeals from more than a dozen property owners that were adjudicated over six (6) years. Committee Chair Suzanne Kavanaugh represented the SLNA in its participant status during the appeals to lend support to the City of Toronto positions.

The appeals resulted in a reduction of the St. Lawrence HCD Plan geographic coverage to the current area bounded by Victoria and Scott Streets to the west, Adelaide Street on the north, Berkeley Street to the east, and a southern boundary running along Front Street from Berkeley to Jarvis Street, and along The Esplanade from Jarvis to Scott Street. Mr. Morrison noted that developments currently under construction in this area had been approved during the appeal process before the HCD Plan was in place.

However, two (2) rezoning applications have been submitted since the Plan came into effect and are now enroute to the Toronto and East York Community Council where they will be evaluated in the context of their conformity with the HCD Plan. Mr. Morrison presented renderings of these sites:

1. The condominium and hotel on the southwest corner of King St. and George St.

Mr. Morrison advised that the light-coloured building on the corner of King and George dated back to the 1830s and had been vacant since Starbucks moved out several years ago.

2. The 53-storey condominium/office building on the northeast corner of Toronto St. and Court St.  
This development was replacing an existing 11-storey office building and conflicted with the St. Lawrence HCD Plan with respect to the shadowing it creates over St. James Cathedral. Mr. Morrison confirmed that the Heritage Committee has been advocating for the City of Toronto to demand that the applicant conduct multiple shadow studies.

The fate of these two applications will help the Heritage Committee decide whether to seek HCD Committee status.

The Heritage Committee has also been very closely following the Shoreline Preservation Project in which blue lines are being etched into sidewalks and streets to illustrate the shoreline of Toronto as it existed when it was first developed as a European immigrant community. The Heritage Committee is lobbying for these lines to be installed in the St. Lawrence community.

Mr. Linton reminded delegates of SLNA's participation in the successful heritage preservation related to the stop work order on the demolition of the Foundry site, which was technically outside the SLNA boundaries. As a result, the site underwent a Heritage Impact Assessment which led to a commitment to preserve the foundry building and the machine shop. Mr. Linton noted that the most current architectural designs for the Foundry site from the owners Aspen Ridge were recently shared with the Waterfront Toronto design panel and it appeared that the Heritage Impact Assessment had had a very positive influence on the owner's plans, resulting in the preservation of several heritage elements of the site.

### **7.3 Strong Sense of Community** – Stewart Linton

Mr. Linton summarized some of the ways in which the Board had continued to work to develop a strong sense of community.

#### **Community meetings**

A total of ten well-attended community meetings were held via Zoom that included approximately 40 guest presenters.

#### **Communications**

Mr. Linton also acknowledged Sharon McMillan for her work producing the many newsletters published throughout the year, Renate Tilson for her diligent production of the minutes of community meetings that were posted on the SLNA website. Efforts have been made to engage delegates through a number of communication and participation initiatives this past year.

#### **Events**

- A July 1, 2022 community event was held last year and was being planned again for July 1, 2023. Delegates were encouraged to contact the Board to volunteer in the planning of the event, and all delegates were encouraged to attend.
- A delegate meet-and-greet was held in December 2022.
- SLNA's successful 40<sup>th</sup> Anniversary event held on February 14, 2023 was called the Love Lettering Project. Other anniversary events are being planned.
- SLNA's continued strong relationship with JAMII.
- The Waste Reduction Group's events continued to expand in numbers and presence, as summarized in the following presentation.

#### **Waste Reduction Group (WRG)** – Bruno Leps

Mr. Leps noted that the Waste Reduction Group was working with an expanding number of existing government, and private company and organization waste-reduction programs to make it easier for St. Lawrence community residents to REthink, REuse and REcycle in order to REduce waste in their daily lives.

## **REmarket**

The REmarket events are set up in the St. Lawrence Market tent to provide a community collection service for unwanted goods in the interest of diverting items from landfill. What began as a one-day event in September 2020 to collect donations for Salvation Army, Renewed Computer Technology, mobility aids for Prosthetics for Foreign Donation Inc. (PFFD), and eyeglasses for Optic Zone has expanded to two-day events collecting for many other diversion opportunities including:

Staples - writing instruments, batteries and ink toners/cartridges

Terracycle - disposable razors, dental items such as toothbrushes, floss containers and toothpaste tubes.

Earthhub - empty, clean prescription medication containers

PACT/HBC - empty cosmetic containers

REmarket events now include a **FREEmarket** opportunity for donations to be shared with community members who need them, a **Repair Café Toronto** to repair clothing, home electronics, jewelry and small appliances, and a **Culture Link Bike Hub** with a bicycle repair station.

The two-day REmarket events average 350 donors and 200 FREEmarket visitors. Over the course of the first six (6) events over 70,000 lbs of consumer goods were diverted from landfill, and Mr. Leps emphasized that new ideas to increase diversion were always welcome. The next event is planned for June 15 and 16, 2023.

Mr. Leps noted that other neighbourhoods have also expressed an interest in replicating the REmarket, with Roncy having successfully held its first one.

## **St. Lawrence Reduces (Bring Your Own)**

Based on the Roncy Reduces model, the St. Lawrence Reduces program was introduced to encourage local businesses and their customers to use reusable commercially available or personal containers as a way to reduce single-use packaging. Mr. Leps noted that surveys indicate that 90 percent of Canadians were looking to support eco-conscious businesses.

The 40 St. Lawrence neighbourhood businesses that are currently participating display a window sticker announcing their participation and are promoted via social media on Instagram @stlawrencereduces. There is no fee to participate, and the intent is to significantly increase the number of businesses participating. The St. Lawrence Market Neighbourhood Business Improvement Association (SLMNBIA) has been very supportive of this initiative.

## **Green Neighbours Network**

Mr. Leps noted that the WRG has joined the Green Neighbours Network (GNN), which fosters connections and collaboration among people and grassroots groups across the GTA who are striving to make neighbourhoods greener. GNN represents approximately 30 neighbourhood member groups and 23 city-wide member groups and has applied to Employment and Social Development Canada for a grant from the government's Summer Jobs Wage Subsidy Program for funding which would provide the WRG with one or two dedicated students for eight (8) weeks to survey local businesses to better understand their views and concerns about adopting reusables.

## **Cigarette Butts Diversion Program**

Although the WRG's last McGill Innovation Fund (MIF) application for funding was declined, the Group was encouraged to reapply, which it did. In the meantime, Terracycle is stepping up its cigarette butt recovery efforts and will be providing, at no cost, cigarette receptacles for installation throughout selected neighbourhoods. With the support of the SLMNBIA, the WRG has requested 24 receptacles. If approved, the butts would be collected from the receptacles and recycled through Terracycle's waste recycling system.

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

The very popular one-page *Did' ya Know...?* fact sheets published by the WRG list simple steps residents can take to reduce waste. A total of 12 fact sheets have been created to date and more are planned. The information is published in the SLNA newsletters and posted in the Waste Reduction Group section of the SLNA website and displayed on information tables during the year. Binders containing the fact sheets have been distributed to local schools, and new distribution channels will be added. SLNA delegates are encouraged to post and distribute the fact sheets within their condominium buildings.

Mr. Leps emphasized that when many small waste-reduction actions by consumers are combined it has a large impact on reducing waste and influencing government policies.

### **This past year's WRG activities included:**

- Participating in the City's 2022 annual **Clean Toronto Together** event. This year's event will be held on April 22, 2023. More information to follow.
- **Information Tables** set up at the Market's Community Harvest Festival in September and the City's Environment Day in May promoting WRG's programs and providing green info tips. Also, a special Eco-Wrapping information table was set up in the South Market to provide ideas for reducing waste and change gift-wrapping attitudes during the holiday season. Mr. Leps noted that Canadians discard 545,000 tons of gift-wrapping materials every year during the holiday season.
- **Launched a blog** on the [slna.ca/wrg](http://slna.ca/wrg) website to provide a forum for new ideas to reduce waste.

**WRG Members:** Fatima Abidi, Shivam Arora, Jess Blackwell, Trudy Coles, Norma Davis, Pam Devonshire, Nancy Fung, Sylvia Grady, June Gurvich, Manuela Guzman, Julia Hernandez, Edwin Janzen, Bruno Leps, Venessa Leung, Shirley Lewis, Candace Lombard, Paul Meirelles, Jose Narvaez, Kelly Okamura, Donna Patterson, Katelyn Poyntz, Asha Stone, Valerie Thomas, Cynthia Wan, Ronny Yaron

**WRG Partners:** St. Lawrence Market, St. Lawrence Market Neighbourhood BIA, Salvation Army, RCT, PFFD Inc. Live Green, Climate Action Champion Programs, 3Rs Ambassador Program, Repair Café Toronto, Optic Zone, Staples, Terracycle, Earthhub, PACT/HBC, Culture Link, Bike Hub

Mr. Leps emphasized that consumer waste reduction was not just a nice "to-do", it was critical to helping save the environment, and it was an ongoing effort that needed to become an integral part of daily life. Mr. Leps confirmed that there were exciting projects being planned for this year and the WRG was seeking more volunteers. Delegates were encouraged to contact [reduce@slna.ca](mailto:reduce@slna.ca) to contribute to a single project or to participate on an ongoing basis.

### **Love Lettering Project – take a “selfie”**

The Love Lettering Project was another way to encourage a sense of community. There were 46 Love Lettering entries, approximately 180,000 views and 500 engagements. The Project resulted in love letter signs installed in the community. Contest winners were awarded a \$100 gift certificate to be spent within the community. Following were the winners whose 'love letters' were posted: Cathy Erdle, Wendy Li, Watt Wong-Fun, Victor Leung, Kim Hsu and Lisa Sunn. Mr. Linton thanked the St. Lawrence Market Neighbourhood BIA for their support for this program.

### **7.4 Participation – Advocacy**

Mr. Linton advised that in the past year the most time-consuming issue had been First Parliament/Ontario Line as it moved into its construction phase. A total of 18 official letters of advocacy/support/objection were submitted and have been posted on the SLNA website under Policies and Positions/Position Statements. The SLNA has also attended or hosted more than 100 meetings.

The SLNA applied for a Community Services Recovery grant to help improve the facilitation of meetings and to assist with SLNA's efforts to support and invest in the community.

### **7.5 Relationships (with External Groups) – Networking**

Mr. Linton noted several of the networking relationships that the SLNA had developed over the years, including the St. Lawrence Market Precinct Advisory Committee. The SLNA delegate is the Chair of this Committee this year. The SLNA continued to network with the Toronto Police Services 51 Division Community Liaison Committee (CLC). Mr. Linton thanked SLNA delegate Don James for his work with 51 Division on behalf of the SLNA.

The SLNA also participated on various strategic advisory committees, including Waterfront Light Rail Transit, Ontario Place, Waterfront Toronto – Quayside, the Community Recreation Centre, as well as citizens organizations such as Waterfront for All and Ontario Place for All. The SLNA also collaborates with neighbouring resident and business associations and committees such as the Don Lands Committee, the St. Lawrence Market Neighbourhood BIA.

Mr. Linton advised that the SLNA was working to develop future relationships with the St. Michael's Family Health Team (SMFHT), Toronto Community Housing Corporation (TCHC), Toronto Hydro, and the Toronto Transit Commission (TTC).

## **8. ELECTION RESULTS**

Ms. Tenenbaum announced that the following three (3) delegates were elected to the Board.

Nancy Fung  
Ken Jackson  
Sharon McMillan

Ms. Tenenbaum provided details regarding the ballots, noting that had the small number of spoiled ballots been counted it would not have changed the results of the election. Mr. Linton then called for a motion to ratify the results of the election.

On a **motion** by Ian Morrison **seconded** by Victoria Ilgacs, **it was resolved** to ratify the election of Nancy Fung, Ken Jackson, and Sharon McMillan. **The motion was carried.**

## **9. NEW BUSINESS**

Mr. Linton invited any new business for discussion.

Mary McDonald requested clarification regarding the recycling of cosmetics. Mr. Leps explained that a number of members of the cosmetic industry had formed an alliance called PACT to facilitate the collection of and manage the proper recycling of empty cosmetic containers. Specific collection sites were set up in The Bay and Sephora. The WRG worked to make it easier for community residents to deposit these items by providing for collection during REmarket events.

As a new SLNA Delegate attending her first SLNA AGM, Tracy Rowe noted how impressed she was with all the work the SLNA was accomplishing on behalf of the community and thanked the Board for their amazing effort.

**10. CLOSE OF MEETING**

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

On a **motion** by Jan Bruveris, seconded by Nancy Fung **it was resolved** at 8:24 p.m. to close the 2023 Annual General Meeting of the St. Lawrence Neighbourhood Association. **The motion was carried.**

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President

\_\_\_\_\_  
Director

# ST. LAWRENCE NEIGHBOURHOOD ASSOCIATION

## ANNUAL GENERAL MEETING

March 29, 2023

### APPROVED MOTIONS

**1. Agenda**

On a **motion** by Victoria Ilgacs **seconded** by Catherine Liberté **it was resolved** to approve the agenda as presented. **The motion was carried.**

**2. Minutes of the 2022 Annual General Meeting**

On a **motion** by Nancy Fung **seconded** by Jamie Cappelli **it was resolved** to approve the minutes of the Annual General Meeting of the St. Lawrence Market Neighbourhood Association held March 30, 2022 as presented. **The motion was carried.**

**3. Year-end Financial Statements – Year Ending December 31, 2022**

On a **motion** by Suzanne Kavanaugh, **seconded** by Chris Hurlihy **it was resolved** to accept the financial statements as reviewed and prepared by the SLNA Finance Committee for the year ending December 31, 2022 as presented. **The motion was carried.**

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

On a **motion** by Sharon McMillan, **seconded** by Mary McDonald **it was resolved** to approve the special 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, 2023. **The motion was carried.**

**5. Adjourn the Special Meeting of Members**

On a **motion** by Jamie Cappelli, **seconded** by Osborne Codner **it was resolved** to adjourn the special meeting of SLNA members at 7:25 p.m. **The motion was carried.**

**6. Changes to By-Law No. 1 – Electronic Participation and Electronic Meetings**

On a **motion** by Sharon McMillan, **seconded** by Kristine Morris **it was resolved** to approve adding the following clauses to By-Law No. 1:

*3.4.18 Any person entitled to attend a Delegate Member meeting may participate in the meeting by telephonic or electronic means that permits all participants to communicate adequately with each other during the meeting, if the Association makes such means available. A person so participating in a meeting is deemed for the purpose of this By-Law to be present at the meeting. [ONCA, 2010, c.15, s.53(4)].*

*3.4.19 For any Delegate Member Meeting, the Directors or Delegate Members, as the case may be, may determine that the meeting be held entirely by telephonic or electronic means that permits all participants to communicate adequately with each other during the meeting. [ONCA, 2010, c.15, s.53(5)].*

**The motion was carried.**

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**7. Ratification of Election of Directors**

On a **motion** by Ian Morrison **seconded** by Victoria Ilgacs, **it was resolved** to ratify the election of Nancy Fung, Ken Jackson, and Sharon McMillan. **The motion was carried.**

**8. Close of Meeting**

On a **motion** by Jan Bruveris , **seconded** by Nancy Fung **it was resolved** at 8:24 p.m. to close the 2023 Annual General Meeting of the St. Lawrence Neighbourhood Association. **The motion was carried.**

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