

SLNA DELEGATES MEETING

February 22, 2006

OWN CO-OP, 115 The Esplanade

Executive Members in Attendance:

V.P. Internal: Ronny Yaron, Woodsworth Co-op V

V.P. External: Frank Burns, Longboat Residence Association, V

Treasurer: Paul Smith, St Lawrence on the Park, V

At Large: Connie Yang, OWN Co-op V

In Attendance:

Cheril Baker, David B. Archer V
Randy Bath, 15 Scadding V
Patricia Bear Claw, Cathedral Court Co-op V
Barbara Bell, Woodsworth Co-op V
Nancy Bijelic, MTCC #1170 V
Keith Bricknell, MTCC #1170 V
Alice Briesmaster, New Times Square 2 V
Bev Carr, St Lawrence on the Park V
Lynn Cooper, OWN Co-op V
Elisabeth Ecker, St Lawrence on the Park V
Terry Eitel, OYT V
Richard Haldane, Crombie Park V
Stig Harvor, La Place St Laurent V
Aurie Hensman, 160 Frederick St. V
Bruno Leps, Market Square V
Marcus Little, The Wellington V
George Millbrant, Longboats Residents Assoc. V
Ron Monteith, Woodsworth Co-op V
Anna Lee Orr, David B. Archer Co-op V
Richard Paul, MTCC #1170 V
Roger Periad, 110 The Esplanade V
David Sangraille, La Place St Laurent V
Wally Simpson, Crombie Park V
Frank Touby, Harmony Co-op V
Michael Waring, New Times Square 2

With Regrets:

Joan Campbell, Market Square V
Catherine Limbertie, 1 Church Street V

Guests:

Tim Rourke, 15 Scadding
Hilde Ortmann, 115 The Esplanade
Gayle Fremeau, 115 The Esplanade
Diane Hollingsworth, 123 Scadding
Norman Hart, PAL
Tom Davidson, Councillor McConnell's Office
Ben Marans, smartliving St. Lawrence
Arlyss Ponchuk, Recording Secretary
Kaarlo Hiiback, George Smithermans Office
Edward Nixon, EN Consulting
Robert Glover, Bousfields Inc.
Amanda Santos, Bousfields Inc.
Brent Fleming, Brixton Comm. Realty Advisors Ltd

ACRONYMS:

BIA: Business Improvement Area
CMHC: Canadian Mortgage and Housing Corporation
CPLC: Community Police Liaison Committee
HRSDC: Human Resources and Skills Development
Canada
OMB: Ontario Municipal Board
PSB: Police Services Board
SLCRA: St. Lawrence Condo Ratepayers Association
SLCRC: St. Lawrence Community Recreation Centre
SLSL: smartliving St. Lawrence

V = Voting Delegate, N = Non-Voting Delegate,
G = Guest

TIACAC: Toronto Island Airport Community
Advisory Committee
TCHC: Toronto Community Housing Corporation
TWRC: Toronto Waterfront Revitalization Committee

1. Welcome & Round Robin

Paul Smith called the meeting to order at 7:08 pm. He introduced himself as Treasurer and he chaired the meeting. A round table of introductions was conducted. An attendance sheet was passed around.

2. Approval of the Agenda

Motion: to approve the Agenda as presented.

Moved by: Patricia Bear Claw

Seconded by: Lynn Cooper

CARRIED

3. Approval of January 25, 2006 Minutes

Barbara Bell made the following amendment:

Page 8, Toronto Drug Strategy:

When asked to remark on the Toronto Drug Strategy's passing at City Council, Ms McConnell replied that it "did not pass" and explained in some detail her absence from voting at Council on December 23rd.

Terry Eitel asked that it be recorded in the minutes that the comprehensiveness of the minutes amazes her, and she thanked the Recording Secretary for doing such good work. Delegates applauded.

Motion: to approve the January 25, 2006 minutes as amended.

Moved by: Wally Simpson

Seconded by: Marcus Little

CARRIED

4. Business Arising from the Minutes

Page 8, Toronto Drug Strategy: Barbara Bell pointed out that the date of the vote was December 14, and that it had indeed passed - as published in City Council January 2006 Fact Sheet, not December 23. Pam McConnell **learned** on December 23 the results of the vote, and that was identified in error in the minutes as the date that Council met.

5. Safety Status — 51 Division

No representatives were present from 51 Division.

Aurie Hensman, SLNA delegate to CPLC meetings, reported. A CPLC meeting was held Monday, February 20. 51 Division distributed *CPLC: Discussion on Moving Forward* and presented a one-year plan to restructure the CPLC. The new management at 51 Division wants to increase community representation

from 40 people to 200, with emphasis on input from individuals rather than representatives from community groups. At past meetings each community representative had one minute to report, with 40 groups represented. That has been pre-empted in recent months by other matters for discussion. Aurie Hensman concluded that the meetings have lost structure and little business is accomplished.

In response to Paul Smith, Aurie Hensman reported that a proposal for Guardian Angels did not arise at the CPLC meeting. The SLNA executive will invite a representative from the Guardian Angels to give a presentation to Delegates at an upcoming SLNA meeting.

6. 18 Lower Jarvis/Gross Family Property — Frank Burns

The representative for Shoppers Drug Mart was unable to attend tonight's meeting.

Frank Burns, Chair of the SLNA's Development Committee, introduced Edward Nixon, EN Consulting. Edward Nixon explained that he is co-coordinating local consultations on the proposed Shoppers Drug Mart at 18 Lower Jarvis Street. Meetings have been held with New Hybrid Co-op, OWN, PAL, Marketview Co-op, Edgeview Co-op, the BIA and the SLNA.

Edward introduced Brent Fleming, Brixton Commercial Realty Advisors Ltd, who represents the site owner, Robert Gross. Brent Fleming explained that the Gross family owned the site since the 1950's and until recently had an industrial business on the site. They planned a condominium for the site, but have now settled on a Shoppers Drug Mart, which they believe conforms to the urban design guidelines.

Edward introduced developers Robert Glover and Amanda Santos of Bousfields Inc. They gave a presentation with picture boards of the proposed Shoppers Drug Mart and parking lot, viewed from above and from various angles. Robert Glover pointed out that in response to community consultations their design has altered to integrate the building into the neighbourhood. The design now includes a "green" rooftop, a brickwork exterior, a north facing heritage wall instead of Shoppers' trademark "lifestyle" signage, truck servicing inside the east end of the building, and a main entrance on the northeast corner for better access by pedestrians and the disabled. They have proposed to give the City space at the foot of the parking lot to build a dedicated laneway east/west, to enable car owners in OWN Co-op more direct access to the expressway. Shoppers Drug Mart is in discussion with Canada Post to include a post office.

In response to Randy Bath, Robert Glover explained that the family owns the site and will lease it to Shoppers for 20 years with an option to renew for another five years.

In response to Wally Simpson, Robert Glover stated that no assessment has taken place of how much damage might be caused to local businesses that specialize in products that Shoppers sells, as the planning process does not look into local competition.

In response to Elisabeth Ecker, Brent Fleming explained that parking is not free. "You can't get in without paying; you can't cut across without paying \$13." Amanda Santos clarified that customers at Shoppers will receive a receipt for free parking.

In response to Barbara Bell, Robert Glover stated that the store will be open not 24/7 but from 8:00am-12:00am.

Roger Periard recommended incorporating an arch into the north side of the building as an architectural feature that is repeated in the neighbourhood.

In response to Bruno Leps, Brent Fleming explained that a condominium could be built on the site only if the current owner sells the land to a major developer. That might occur after the lease with Shoppers ends.

Ron Monteith expressed concern for the safety of pedestrian traffic on the northeast corner, as jaywalkers and people in a rush might hazard the very busy intersection. Robert Glover stated that traffic has been reviewed by the City's Public Works Department. Vehicular access via Jarvis will be by right turns only.

In response to Norman Hart, Brent Fleming stated that the proposed footage for Shoppers is 17,000 square feet, whereas for a condominium it would be 300,000 square feet with 16,000 square feet devoted to retail.

A guest asked whether Shoppers would cover the cost of the government's prescription fee. Robert Glover responded that he would forward that question to the representative from Shoppers Drug Mart.

In response to a Delegate from 7 King Street East, Brent Fleming explained that Gross Machinery, recently razed from the site, was 40,000 square feet, more than twice as large as the proposed Shoppers.

Delegates took a refreshment break from 8:00 pm. to 8:15 pm.

Frank Burns of the SLNA's Development Committee gave a PowerPoint presentation. He showed photographic sightlines of the 18 Lower Jarvis Street site in its current state. According to zoning requirements, the maximum building height is 17 meters (within the range of most nearby buildings), light manufacturing is allowed, as are mild smelly uses and auxiliary uses such as banks and restaurants. Drug stores are not allowed. The land use designation under the Official Plan states that "large scale stand-alone retail stores and/or 'power centres' are not permitted in mixed use areas within the central waterfront and downtown." "Mixed use" zoning is applied to a block of land immediately west of Jarvis and includes 18 Lower Jarvis. Just east of Jarvis the land is zoned as residential. Frank Burns noted that "large scale" is not defined in the criteria. The proposed Shoppers would be many times larger than other drugstores in the neighbourhood, 50% bigger than Staples. The parking lot takes up more area than the store. The development is designed to draw traffic, having windows along Jarvis Street. Frank Burns concluded that the proposed Shoppers Drug Mart is not an urban design.

Paul Smith of the SLNA's Development Committee continued the presentation. The SLNA and other neighbourhood groups worked hard to create the *St. Lawrence Neighbourhood Focused Area Urban Design Guidelines*, and have them approved by City Council. The guidelines' main principles are to:

- 1) preserve and highlight the unique heritage character of the area,
- 2) encourage new and preserve existing high quality architecture appropriate to the area,
- 3) support pedestrian amenities by maintaining a human scale to development,
- 4) maintain the identify of the SLN focused area as a unique area of the city with a distinctive character,
- 5) expand and improve a high quality public realm including open space, parks and streetscape treatments.

Paul explained that City planners have a vision to revitalize the west side of the Jarvis Street Corridor from the St. Lawrence Hall south to the North Market (which is going to be completely rebuilt), farther south to the St. Lawrence Market (whose south loading docks might be redesigned as cafés), to the proposed Crombie Park extension, down to the tracks. Paul described plans to build a temporary site for a children's art school on the proposed Crombie Park extension, while a permanent site is built next to it.

In response to concerns by Elisabeth Ecker that a "40 storey condo" might be built on the site, Paul Smith explained that the site is currently zoned for various uses, such as a bank or health centre, and would need to be sold to be zoned for a condominium.

Michael Comstock stated that the St. Lawrence Market's South Market Tenants Association has delegated him to say that they do not support the development of a Shoppers Drug Mart on the site.

George Milbrandt stated that the St. Lawrence Neighbourhood BIA has passed a motion similar to the SLNA's, that a Shoppers Drug Mart is an under use of the property, and has advised the City Councillor. The BIA would not object to seeing a Shoppers Drug Mart on the site as long as there were offices above it and residents above that.

Sylvia Grimson proposed that 18 Lower Jarvis house a creative/arts studio for children as a legacy of the Gross family, with their name above the building and preserved in Toronto's history books. The school could be of cultural pride to the community. She added that a Shoppers Drug Mart could destroy local pharmacies that have provided excellent service to the community. She has gathered 600 signatures on a petition objecting to the Shoppers Drug Mart. As compared to using the site for a cultural purpose, "Shoppers Drug Mart proposes a lot of superfluous stuff we don't need."

Motion: the St. Lawrence Neighbourhood Association cannot support the proposed stand alone retail store south of Wilton Street between Lower Jarvis St. and Market St. It is an under use of the land and is not consistent with the zoning By-law, the City's Official Plan for the St. Lawrence Neighbourhood nor with the Area's Urban Design Guidelines.

Moved by: Frank Burns

Seconded by: Wally Simpson

CARRIED

Paul Smith thanked Robert Glover, Amanda Santos, Brent Fleming, and Edward Nixon for their presentation. They then left the meeting.

7. Elections Committee — Connie Yang

Connie Yang reported that elections will take place at the AGM in March, and Delegates are encouraged to stand for election or nominate other skilled Delegates. Three executive positions will be open: Vice-President, Treasurer, and Corporate Secretary. Connie distributed nomination sheets for Delegates to take with them. Ronny Yaron advised that completed forms can be returned to members of the executive.

Paul Smith recommended that the SLNA form a financial committee of at least three people to handle the significant grants and funds for which the SLNA is now responsible.

8. City Update from Pam McConnell's Office (Councillor) — Tom Davidson

Paul Smith welcomed Tom Davidson. Tom distributed a flyer for a "City of Toronto 2006 Budget Presentation" by Councillor David Soknacki, Budget Chief, to be held February 28 at the SLCRC. Tom will email the notice to the Corporate Secretary for distributed to Delegates by email. Barbara Bell recommended that Tom notify the SLNA of such events earlier, to allow distribution time.

Tom reported that two proposed developments are before the Committee of Adjustments: a condominium at 275 King Street East, and a car repair shop at 2 Eastern Avenue at Trinity (currently a KIA dealership). Both came before the Committee of Adjustments quickly, under the radar, without public consultation, due to relaxed zoning laws in the King/Parliament area. Developers have used the accumulation of exceptions in prior decisions as a means to get their proposals accepted more easily. A decision is deferred on both developments, and will be on any others that try to use shortcuts, until they go through a proper public consultation. Delegates applauded. Tom added that the St. Lawrence Neighbourhood Urban Design Guidelines are an interim measure. The City needs to revisit the by-laws and create a development process that is more community-oriented.

Tom reported that 70 The Esplanade has resubmitted an application for development. Planning and Development Committee will meet this Friday to examine the proposal. The new proposal has scaled down

in height and remassing of the development. As a point of clarification Frank Burns stated that the site is now called Five Corners.

Tom announced upcoming events. Thursday, May 4, is the Councillor's Environment Day event. Pam McConnell's office will set up at Lower Sherbourne Park. The City's Planning Staff is working with the BIA on Woofstock (June 10) and Buskerfest (August) to determine road closures as well as rules and regulations for keeping both events as orderly and enjoyable as possible.

In response to Sheri Russell, Tom reported that TIACAC met yesterday, bringing together members of the community with the TPA. A city staff person and an official within the TPA were assigned to overview and monitor the tripartite agreement. Proposed demolition is within legal rights.

Paul Smith thanked Tom Davidson for his report. Tom stated that members of the community can reach him at tdauid2@toronto.ca or at (416) 338-5157.

9. Provincial Update from George Smitherman's Office (MPP) — Kaarlo Hiiback

Paul Smith welcomed Kaarlo Hiiback. Kaarlo reported that he will let the SLNA know about a meeting with Housing Minister Gerretson and George Smitherman so that Delegates can provide input on their concerns and issues.

Aurie Hensman asked Kaarlo to guarantee that he will continue to attend SLNA meetings, to provide consistent representation from George Smitherman's office. A series of representatives have shown up recently, who are not aware of previous questions and concerns expressed by Delegates. Kaarlo responded that he will try to attend.

At the request of Ron Monteith, Kaarlo will send the Corporate Secretary a list of contacts in the constituency office.

Paul Smith thanked Kaarlo Hiiback.

10. Federal Update from Bill Graham's Office (MP)

No representative was present.

11. Other Business

a) Bill Graham's Office

Ronny Yaron announced that Frank Clarke sent "a very nice good-bye," as he is moving on to another government job. She expressed hope that Bill Graham would send a new representative.

b) Coalition against Portlands Hydro Plant

Ronny Yaron announced that a new coalition against the proposed hydro plant in the Portlands is meeting tonight. The Province approved construction of the plant. The SLNA should be concerned as environmental issues created by the plant could impact this neighbourhood.

c) Forum on Recycling

Ronny Yaron and Ben Marans distributed a flyer for a forum on recycling in neighbourhood multi-unit and high rise buildings. The forum takes place Monday, March 6, at the St. Lawrence Centre, 27 Front Street east, and is co-sponsored by smartliving St. Lawrence and the St. Lawrence Forum.

d) Gift Certificates from Loblaws

Paul Smith reported that Loblaws donated about \$5,000 in gift certificates to the 2005 SLNA Festival, of which about \$3,000 remains. He asked Delegates how they would like to see the gift certificates expended.

Motion: to donate the Loblaws gift certificates to the Market lane, St. Michael's, and Downtown Alternative Schools, to the SLCRC for their youth leadership camping program, and to Dan O'leary's community garden, exact amounts of donations to be determined.

Moved by: Cherril Baker

Seconded by: Elisabeth Ecker

CARRIED

d) Funding for Senior Centre

Paul Smith reported that as part of the OMB's decision regarding 40 The Esplanade, the SLNA will receive \$50,000 toward creating a seniors' centre in the SLN. He asked approval to set up an account to receive the funds, which are expected shortly. No objection was made; no motion was made.

Barbara Bell recommended in light of this funding, that income from next year's Gala and Festival go entirely toward youth.

Delegates discussed 115 The Esplanade and the North Market as possible sites for the seniors' centre. Connie Yang noted that Dorothy Creaser had organized an effective seniors' centre within the SLCRC but that the space was shared with youth and was available only 8:30 am. to 3:00 pm. She added that an organization is donating a library for the seniors' centre once the centre is set up.

e) Survey of Homeless

Ronny Yaron reported that the City is looking for 1,500 volunteers to do a survey of the homeless in Toronto, to take place over four hours on the evening of April 19. She has forms if anyone is interested.

16. Adjournment

Paul Smith asked anyone who finds errors in the attendance list to speak to Frank Burns, so that the list can be up-to-date for the March AGM. He then adjourned the meeting at 9:15 pm.

The SLNA acknowledges the St. Lawrence Market Complex for sponsoring this evening's refreshments.

The regular Delegates meeting, followed by the AGM, will be held on Wednesday, March 29, 2006, at 7:00 pm.

Samantha Hewit, Corporate Secretary

Paul Smith, Treasurer