

# SLNA DELEGATES MEETING

## January 31, 2007

### OWN CO-OP, 115 The Esplanade

#### Executive Members in Attendance:

President: Paul Smith, St. Lawrence on the Park  
Secretary: Joan Campbell, Market Square  
VP External: Hugh-Francis Burns, Longboat Residents Association  
VP Internal: Ronny Yaron, Woodsworth Co-op

Treasurer: Bruno Leps, Market Square  
At Large: Ani Kounavis, 25 The Esplanade  
At Large: Wallace Simpson, Crombie Park  
At Large: Connie Yang, O.W.N. Co-op

#### Voting Delegates in Attendance:

Randy Bath, 15 Scadding  
Patricia Bearclaw, Cathedral Court Co-op  
Keith Bricknell, The Metropole  
Joan Boyd, PAL  
Jennifer Chan, Windmill Line Co-op  
Richard Cuthbert, 71 Front St E.  
Terry Eitel, Old York Tower  
Karl Froehr, Windmill Line Co-op  
Aurie Hensman, 160 Frederick St  
Catherine Limbertie, 1 Church St

Marcus Little, The Wellington  
Emma McBey, OWN Co-op  
Ronald Monteith, Woodsworth Co-op  
Maria Moreno, OWN Co-op  
Dan O'Leary, 15 Scadding  
Loralie Olinyk, Harmony Co-op Homes  
Harry Renaud, 135 George St S.  
Sherri Russell, FAN  
Alan Seymour, Old York Tower  
Farhan Syed, The Metropole  
Jacquie Williams, Old York Tower

**REGRETS:** Len Anderson, 140 The Esplanade

#### Associate Members & Guests:

Jennifer Arp, Bill Graham's office  
Michael Comstock, St Lawrence Market BIA  
Marie Copkov, 176 The Esplanade  
Tom Davidson, Pam McConnell's office  
Ed Majchrowski, TCHC Representative  
Didier Pomerleau, King's Court  
Edward Nixon, Windmill Line Co-op

Tim Rourke, 15 Scadding  
Ben Marans, smartLiving St. Lawrence  
Janet Tomas, 222 The Esplanade  
Abigail Moriah for Edward Nixon

**Arlyss Ponchuk, Recording Secretary**

#### ACRONYMS:

**BIA:** Business Improvement Area  
**CMHC:** Canadian Mortgage and Housing Corporation  
**CFOT:** Citizens for the Old Town  
**CPLC:** Community Police Liaison Committee  
**HRSDC:** Human Resources and Skills Development Canada  
**LEED:** Leadership in Environmental and Energy Design  
**OMB:** Ontario Municipal Board

**OTTN:** Old Town Toronto Network  
**PSB:** Police Services Board  
**SEDERI:** South East Downtown Economic Redevelopment Initiative  
**SLNA:** St. Lawrence Neighbourhood Association

**SLCRC** : St. Lawrence Community Recreation Centre  
**SLM**: St. Lawrence Market  
**SLMN-BIA**: St. Lawrence Market Neighbourhood Business Improvement Area  
**TABIA**: Toronto Association of Business Improvement Areas (BIAs)  
**TCHC** : Toronto Community Housing Corporation  
**TIACAC** : Toronto Island Airport Community Advisory Committee  
**TPA**: Toronto Port Authority  
**TWRC** : Toronto Waterfront Revitalization

## Registration and Refreshments

### 1. Opening Remarks — Paul Smith

President Paul Smith called the meeting to order at 7:05 pm, and chaired the meeting.

### 2. Approval of Agenda

Aurie Hensman objected to the length of the agenda. The Chair acknowledged that the meeting could not do justice to all the items, and that her comment will be taken into consideration for future agendas.

*Motion: to approve the Agenda as presented.*

*Moved by: Marcus Little*

*Seconded by: Aurie Hensman*

**CARRIED**

Delegates then added Other Business to the agenda as follows:

- a) Disposal of Wine and Spirit Bottles – Marcus Little,
- b) Announcement re: Citizens' Income – Tim Rourke,
- c) Health Centre – Ronny Yaron,
- d) Go Transit – Abigail Moriah for Edward Nixon

### 3. Approval of the Minutes of the November 29, 2006 Minutes and Business Arising

Amendments:

- attendance: add George Milbrandt to the attendance; list Sherri Russell as a voting Delegate, not as a nonvoting Delegate
- page 4: Prior to Five minute stretch break, first column, third paragraph: '**Sherri Russell** asked whether SAS conducts public tours.'
- page 5, first column, second last paragraph: A 6-8 storey podium with a 30-storey condominium on the south end would be set on the site. (**Delegates guffawed.**)

*Motion: to approve the November 29, 2006 minutes as amended.*

*Moved by: Keith Bricknell*

*Seconded by: Wally Simpson*

**CARRIED**

stated that he was standing in for Delegate Anne Moore. Harry Renaud of 135 George Street South introduced himself as a new Delegate of three months' standing.

#### **Business Arising from the Minutes:**

Harry Renaud asked for an update on the Disability Access Action Committee, as promised in the minutes of October 25. The Chair advised that the committee has not yet reported. The Executive will follow-up.

Harry Renaud asked for an update on the SLM management team as promised in the minutes of October 25. The Chair advised that this matter will come up under agenda item #6, in development matters reported by Hugh Francis Burns.

Delegates added Joan Boyd of PAL to the attendance of the November 29, 2006 minutes.

The Chair welcomed new Delegates and asked them to introduce themselves. Richard Cuthbert of 71 Front Street East

#### **4. The St. Lawrence Business Improvement Area (BIA); Toronto Business Improvement Area (TABIA) — Michael Comstock, V.P.**

The Chair welcomed Michael Comstock. Michael described his history in the community. He is currently the Vice-President of the St. Lawrence Market Neighbourhood Business Improvement Area (SLMN-BIA ).

Alex Ling of Bloor West Village developed the idea for BIAs in the 1970's. City Hall accepted his recommendation to allow businesses to pay slightly higher taxes and to commit that money back to area businesses as core funding for streetscape beautification and marketing. The concept has expanded worldwide. A BIA's levy maintains new installations by the BIA. If a BIA dissolves, the levy remains with the property for continued maintenance.

The BIA's initiatives include hosting local festivals, beautifying the streetscape, and marketing the local business community. The SLMN-BIA recently redeveloped the median on Front Street between Church Street and Jarvis Street in conjunction with the City's recent Front Street renovations. The SLMN-BIA, CFOT, West Don Lands, and SLNA were founders of SEDERI. SEDERI recently completed a major project to install Victorian-style street lamps in Old Town Toronto. The BIA works with the SLNA's Development Committee. The BIA works to achieve a safe, clean shopping area.

The City keeps building more condominiums with tiny rental units at street level. The City's property tax system is inequitable for small versus large businesses. Michael Comstock passed around a TABIA poster showing a streetscape of 2-storey businesses with the banner: "Commercial Property Taxes . . . the Death of Neighbourhood Businesses." Small rental units cannot compete with big

box stores and malls elsewhere in the City. Size is now necessary for a business to survive. The whole main floor space of new condominiums should be committed to one business. Alternatively, a clustering of similar stores works.

TABIA (Toronto Area BIAs) represents the 60 BIAs in Toronto. Queen Street East is currently establishing a BIA. TABIA holds a convention for Ontario BIAs every two years, this year in Toronto with the theme "Cultivating Authenticity." TABIA supports GreenTBiz, an environmentally conscious group.

Politicians overlook commercial areas because businesses do not vote. Merchants are unwilling to post signs in political campaigns as they might lose customers. The City is undermining its own tax base by ignoring the tax problem of neighbourhood business. The City is making an enormous mistake in city planning by disregarding new commercial development. The City has only "miniscule" commercial plans for West Don Lands or East Bayfront, and does not address how retail is changing. Small stores are to everyone's detriment. Properties must be assembled to make them larger, to help stability.

Michael Comstock now works for the St. Lawrence Market Tenants' Association as Manager of the Kitchen, to give Market tenants a voice. The Kitchen holds a free history and food show every Saturday at 10:00 a.m. and 2:00 p.m. on such topics as free trade coffee, a sheep farmer's co-operative, and tofu. Connie Chang is helping Michael organize a Chinese New Year celebration for February 24. Mayor Miller or ex-Mayor Crombie will be asked

to present Alex Ling a Key to the City in gratitude for his work in forming BIAs.

Delegates applauded the report.

Ronny Yaron asked whether small specialty stores in the SLN are sustainable. Michael

Comstock described a number of such local businesses that have closed.

A Delegate asked whether the new Museum of Toronto will be located in St. Lawrence Hall. The Chair advised that that would be covered under Hugh Francis Burns' development report in agenda item #6.

### **5. Report from V.P. Internal; Update on Community Fund Projects — Ronny Yaron**

For its 25<sup>th</sup> anniversary the SLNA funded five community groups. V.P. Internal Ronny Yaron gave an update on their projects.

The SLNA sponsored four teams on the SLCRC's children's sports league. They play at the Parliament field. The children wore t-shirts with the SLNA logo on the back, purchased equipment, and enjoyed a dinner at the end of the season. The SLCRC has enough money remaining to sponsor another four teams next year.

The SLNA sponsored a Youth Education Program within the CommFest Community Film Festival. Seven youths attended a weekend workshop by a film company on how to make short films. Five completed their films, which were shown at the Festival. Global TV has now offered to do a special on the event, and the federal government might give the Festival charitable status. This year's Festival will include a workshop for adults as well.

The St. Lawrence Seniors Club sent 47 seniors from the Club and the

neighbourhood on a free trip to Sheffield Park Museum near Collingwood, and tour of Collingwood, involving a Black History tour, followed by dinner. They have enough funds remaining to subsidize more trips in the spring.

The St. Lawrence Co-op Daycare is just starting their project, a parenting course, with 17 parents and children. While the parents hold a session with a professional facilitator, the children attend a program on the side. The program includes individual support as needed.

1 Church Street is organizing another Black History Month Celebration. SLNA funding covered costs for last year's event and remaining funds will go toward this year's event.

President Paul Smith described the funding as a community-building program, and the five groups as a test project. He expressed hope to find funding for community groups on an ongoing basis.

### **6. Report from V.P. External — Hugh Francis Burns**

V.P. External Hugh Francis Burns reported. Many developments are appealing to the OMB or planning to do so, including London Lofts at 40 The Esplanade, 275

King Street East, the Shopper's Drug Mart on the Gross Machinery Site at The Esplanade and Jarvis, Five Corners on the west side of Church Street between Front

Street and The Esplanade, and Home Depot at the corner of Cherry Street and the Lakeshore. Newspapers are saying “This isn’t any way to plan a city.” MPP George Smitherman has advised Hugh Francis to be patient. Hugh Francis asked, When will the City take advantage of the Toronto Act to set up an Appeals Committee specifically for Toronto?

Everyone except the upper reaches of the City’s bureaucracy agree that a Board of management should manage the SLM complex. A year ago Michael Comstock and Hugh Francis Burns gave David Crombie a tour and showed him some of the problems. As they were about to ask him to serve as Chair of a Board of management, he said he was interested in the complex as the site for a Museum of Toronto. They are meeting with him again on February 6 to ask him “when he said yes to us, what did he say yes to” and to describe his idea for a Toronto museum.

Members of the SLNA’s Development committee attended a public meeting for 406 Adelaide Street East. Community representation was outnumbered 4-1 by developers and staff. Developers offered a clear explanation of their plans and the community clearly explained their response. “There is a lot of good stuff with

this development” but it is slightly over the height allowance.

A public meeting will be held regarding the proposed temporary building between Jarvis and Market Streets south of The Esplanade to house the farmers’ market during redevelopment of SLM’s north market building. In Hugh Francis Burns’ opinion, the site is far too small.

Dan O’Leary asked whether the community loses negotiated revenues when developers win an appeal at the OMB. Paul Smith explained the difference between Section 37 and Section 45 moneys which developers give a community if the City approves a structure that is outside the bounds of the local zoning by-laws, and development charges, around \$8,000 per unit, for each new building. Tom Davidson of Councillor Pam McConnell’s office explained that the latter is spent on maintaining City services to the site and the new population. In response to Aurie Hensman, Tom explained that \$700,000 to extend Crombie Park is collecting interest until the site for the temporary farmers’ market can be redeveloped as a park. Paul Smith explained that the SLNA is tracking Section 37 and 45 moneys, and has not yet received a complete answer regarding development charges.

## **7. Report from the SLNA’s Community Police Liaison Committee Representative**

— Keith Bricknell

Keith Bricknell gave highlights of his written report:

- headers and footers of the report include contact information that Delegates should cut out and save.
- the report includes a map that shows Division 51’s boundaries: from Bloor Street to the lakeshore and from the Don Valley Parkway to Yonge Street.

- 51 Division has a net increase of 43 staff since December.
- closed circuit tv cameras are to be deployed in 51 and 52 Divisions. Keith offered to produce for the SLNA a statistical model for the methodology of the camera installations.
- a young officer, Darren Arsenault is developing a youth football team, ages 13-

16. If successful the team will become part of the south central Ontario football league.

- a community police complaint form is now available for use, and might be put online. An online database might enable people to input complaints directly so that police and employees make no errors in transcription and so that police can be redeployed to other duties.
- neighbourhoods have expressed opposition to both safe consumption sites and methadone sites proposed under the Drug Strategy.
- Yonge Street BIA proposes to install more lighting along the street and 6 CCTV cameras for a 1-year pilot program.
- a youth group might be formed to report to the CPLC.

Delegates applauded the report.

President Paul Smith explained that the SLNA's CPLC representative will give monthly reports from now on. The police will be invited every couple of months to give presentations on specific topics. The police are invited to the February meeting for a presentation on internet fraud and

#### **8. Report from smartliving St. Lawrence — Ben Marans**

Ben Marans reported. At the end of December smartliving conducted a qualitative evaluation of its programs, asking feedback of residents, program partners, participants, and volunteers. The completed evaluation shows that smartliving has been well received. Over the next month the evaluation will be combined with a program model and case statement on what smartliving is, and over the next six months smartliving will seek additional funding for the program to continue. Ben stated that smartliving is counting on the continued support of the

senior safety. Paul thanked Aurie Hensman for her work on the CPLC.

At Ronny Yaron's request, Aurie Hensman spoke of the recent public meeting with MPP George Smitherman regarding the methadone clinic in Corktown that was relocated from SLN. The MPP introduced his new methadone task force, appointed last May due to province-wide complaints of how methadone is dispersed. The task force has 22 members from across the province. Three attended the meeting: the President of the Ontario Medical Association, a doctor from the Ontario College of Physicians and Surgeons, and the Chair of the task force (who lives in Corktown). "The evening was a very good eye-opener for the task force. Everyone agreed that it is a big, big problem." The meeting ended early as there were no disagreements. Aurie Hensman explained that the methadone clinic was previously located at street level in her condominium in the SLN, and that she fought it for years. Corktown, a neighbourhood east of Parliament Street, is now beginning to experience the same problems. The Task Force will publish its report in March.

SLNA. President Paul Smith responded, "You got it."

In December smartliving received funds from the Ontario Ministry of Energy to run a multi-unit residential conservation program to give interactive workshops to at least 20 neighbourhood buildings (10 co-ops and 10 condos) by the end of March. The workshops will teach residents simple methods to improve energy and water efficiency, both in buildings and in individual units.

In partnership with Ontario's Conservation Movement: Lighten Up Ontario, smartliving plans to set up a table in the lobby of every residential building in the SLN, and distribute compact fluorescent lightbulbs and water efficiency kits. Residents will be asked to sign a pledge, a group movement to get as many Ontarians as possible to commit to water and energy efficiency. Ben asked Delegates to sign the pledge distributed by SLNA Director Ani Kounavis, and receive a free compact fluorescent lightbulb. He asked Delegates to provide smartliving with contact information for their own buildings.

Smartliving provides a free lighting audit for the common areas in residential buildings, and describes ways to considerable amounts of money. The goal is to reduce greenhouse emissions in the SLN by 118 tonnes.

Harry Renaud asked if Ben Marans was aware of any program that could certify property managers in energy and water conservation, as a more strategic measure.

#### **9. Report from Pam McConnell's Office**

The Chair welcomed Tom Davidson. Tom explained that the new City of Toronto Act grants the City new powers. Three major changes are now underway:

- before, the Province said the City could do xyz and nothing else; the new Act reverses that to say the province cannot do xyz but has the right to legislate in any other matter. The City is developing a Design Review Panel for the Committee of Adjustments, comprised of architects. The Act has been in effect only 29 days so far; the Panel will be in place this spring.
- the City now also has the ability to raise new revenues or exact fees and taxes. This will be used for certain select areas to help implement City policy and cover some of

Ben responded that no program exists but that property managers have expressed interest in sharing best practices and smartliving is considering holding a workshop for them. The Co-operative Housing Federation of Toronto (CHFT) is also aware and has expressed interest. Ben Marans added that smartliving has developed a booklet on energy and water conservation, and that smartliving's workshop will empower residents to start an Energy Committee. Paul Smith offered to look on the website for the Canadian Condominium Institute (CCI) for possible certification programs.

Wally Simpson pointed out that the wattage listed on packages for compact fluorescent lightbulbs is not always accurate. Ben Marans stated that smartliving is distributing and recommending high quality bulbs, and that a broad range of wattages are available, even full-spectrum (like sunlight).

Delegates applauded Ben Marans' report.

— Tom Davidson

the cost of services, but is not intended to cover the cost of social services.

- City Counsel will operate more efficiently; an Executive Committee will be established.

Councillor Pam McConnell has been reappointed to the Police Services Board. She is also a member of the Executive Committee and is on the Parks & Environment Committee.

A Delegate expressed appreciation for the timers at intersection traffic lights. Tom Davidson pointed out that at some intersections, such as at Front Street and



The Esplanade, the timers are not properly set, That will be corrected in a few weeks.

Harry Renaud expressed concern that the north/south traffic light at George and Front Streets is too long and that pedestrians are ignoring it to cross the street. Tom Davidson will follow-up.

Marie Copkov asked when 4-5 dead and dying trees clustered on The Esplanade at Frederick Street will be replaced. She has been asking for four years. Tom Davidson advised that trees do not survive well in concrete. Urban Forestry has been trying to plant hardier species, but there is a backlog. He will follow-up.

A Delegate asked whether there are any plans to install traffic lights at Sherbourne

Street and Queen's Quay. Tom Davidson responded, not presently, but as East Bayfront is developed, traffic lights will be included in the plan. Development close to Jarvis Street should commence this fall. An environmental assessment is underway, studying how people will move along Queen's Quay to the Portlands. The infrastructure is as yet undecided.

Marcus Little questioned why two kinds of traffic lights exist in the neighbourhood: some require a pushbutton to cross. Tom Davidson will follow-up.

In response to Sherri Russell, Tom Davidson confirmed that a Sobeys grocery store is still planned for the corner of Princess and Front Streets, but that a site plan must be completed first.

#### **10. Report from George Smitherman's Office — Blake Webb**

Not present.

#### **11. Report from Bill Graham's Office — Jennifer Arp**

The Chair welcomed back Jennifer Arp. Jennifer reported that she is now Manager in the Constituency Office. In response to Paul Smith, she explained that Bill Graham has not yet made a decision whether to keep or relinquish his seat in government.

Jennifer Arp described passport procedures. Some people wait for hours in the office. Mail-in passports now take 45-60 days due to a backlog. A passport costs about \$100 including tax, \$30 extra for express delivery in 2-9 days, and a greater surcharge for 1-day delivery. Jennifer stated that she can help expedite a passport application that is mailed in. Jennifer recommended not to smile for the passport photograph as the picture processing scans teeth in as black.

The government is unveiling a new program to replace the supportive community partnership initiative developed in 1999 to support homeless programs and shelter renovations. Now the federal government will give funds to a City and the City will distribute grants to its agencies and organizations. The new program is scheduled to take effect April 1, immediately after the outgoing program ends on March 31. She had no further details on the new program. Bill Graham will ask the Minister of Human Resources in the House to explain what will happen to agencies if a month's gap occurs with no funding between programs. Jennifer will report the Minister's response at the SLNA meeting in February.

## 12. Canada Day Celebrations — Connie Yang

Connie Yang reported that a meeting of all volunteers will take place in February. This year is Canada's 140<sup>th</sup> birthday, so event organizers want to hold an even larger celebration than last year. Connie invited everyone to join in and to offer ideas and suggestions. "Canada Day is for everyone." Connie encourages citizens of all different

cultural backgrounds to participate, and said the event would be especially good for children. Paul Smith pointed out that the event will be held this year in St. James' Park, in conjunction with St. James Cathedral's annual Canada Day Celebration.

## 13. "Space" Office Space — Bruno Leps

Bruno Leps reported. In 2004 through an OMB decision regarding 247 Richmond Street East, the OMB allocated five associations including the SLNA the title rights to a 600 square foot office space on the main floor of that building. The associations have yet to take ownership because none can afford the commercial property taxes or the condominium's common element fees. One association withdrew, leaving four to make a decision. Representatives met in December and developed a proposal: that the associations give the City the right to purchase the property for \$50,000 on condition that the City maintain and cover costs of the site and let the associations use the site.

*floor condominium unit containing an area of approximately 600 square feet in the development known as "SPACE" at 247 Richmond Street East ("the Unit"),*

*AND WHEREAS it would be in the best interests of all for the City to hold the Unit for the use and benefit of community organizations in the King/Parliament area,*

*BE IT RESOLVED THAT the organization join with the others entitled to sell the Unit to the City for \$50,000.*

*Moved by: Marcus Little  
Seconded by: Terry Eitel  
CARRIED*

### **RESOLUTION:**

***WHEREAS St. Lawrence Neighbourhood Association has a right to take title, along with others, to a street-related ground***

## 14. Other Business

### a) Disposal of Wine and Spirit Bottles – Marcus Little

Marcus Little reported that he has developed a website to help people locate their nearest recycling depot for wine and spirit bottles. The nearest site for the SLN is on River Street near the Toronto Humane Society, Gerard and Sherbourne Streets, or Queen's Quay near Spadina Avenue. He added, for information only, that he has

sent a letter of complaint to the President of The Beer Store. A Delegate suggested conducting a community study on how to collect our own bottles if no recycle depot is set up in the SLN. Director Joan Campbell heard from Councillor Pam McConnell that this is a provincial matter, and she had hoped Blake Webb would be present tonight on behalf of MPP George Smitherman to respond. She pointed out

that even if the LCBO sets up a recycling depot in the SLN, they will pocket the money that people pay as extra taxes. She recommended asking smartliving for suggestions. President Paul Smith assured Delegates that the Executive will follow-up.

**b) Announcement re: Citizens' Income – Tim O'Rourke**

Tim O'Rourke announced a meeting on February 3 to encourage the development of a Toronto chapter of Citizens' Income. The program is modeled after a program in England, where the government gives a payment to each citizen without conditions as the only real solution to poverty. For more information, see [www.qaz.ca/citizensincome.html](http://www.qaz.ca/citizensincome.html).

**c) GO Transit – Abigail Moriah for Edward Nixon**

Abigail Moriah gave an update on GO transit activities with the Union Station program. At the SLNA's October meeting, David Hopper of Transit and Transportation Planning, Delcan Corporation gave a presentation on upcoming railway reconstruction. In February a public consultation will take place with residents living between Church

**Adjournment**

The Chair adjourned the meeting at 9:10 pm. The SLNA acknowledges the St. Lawrence Market Complex for sponsoring this evening's refreshments, and OWN for hosting tonight's meeting.

Street and Lower Sherbourne. A follow-up meeting with community groups will take place in March or April to discuss in more detail plans for the railway embankment. Hopefully a speaker will come a second time to an SLNA meeting in the next couple of months. A PDF PowerPoint presentation featured in the presentations is available on request. For more information, contact Abigail at [Abigail@enconsulting.com](mailto:Abigail@enconsulting.com) or (647) 341-2922, or [www.gotransit.com/unionstationrenewal/index.htm](http://www.gotransit.com/unionstationrenewal/index.htm).

**d) Health Centre Ronny – Ronny Yaron**

Ronny Yaron described the St. Lawrence Health Centre as being run by St. Michael's Hospital; it is not a community health centre. It is not fully equipped, has no health promotion activities, no meeting space or group activities, and no community advisory committee. Ronny is setting up a meeting with the person in charge of downtown health programs and head of health centres, Maureen Kelly, to discuss how to make this health centre more representative of the community. Maria Moreno and Catherine Limbertie volunteered for this initiative.

The next Delegates meeting will be held on Wednesday, February 28, at 7:00 pm.

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**Joan Campbell, Corporate Secretary**

**Paul Smith, President**