



**MINUTES OF THE  
DELEGATES' MEETING**  
January 27, 2010  
OWN CO-OP, 115 The Esplanade

**Executive Members in Attendance:**

President: Suzanne Kavanagh, 65 Scadding  
 Treasurer: Bruno Leps, Market Square  
 VP Internal: Jacquie Williams, Old York Tower  
 Secretary: Matthew Raizenne, Longboat Residents Assoc  
 At Large: Wallace Simpson, Crombie Park  
 At Large: Ronny Yaron, Woodsworth Co-op  
 At Large: Dan O'Leary, 15 Scadding  
 VP External: Lumumba Wolde-Gabriel, 140 The Esplanade

**Executive Member Regrets:**

None

**Voting Delegates in Attendance:**

Cherril Baker - David B. Archer  
 Loretta Allen - Cathedral Court Co-op  
 Catherine Limbertie - 1 Church Street  
 Catherine West - 1 Church Street  
 Joan Campbell - 80 Front Street E.  
 Judith Nagata - King George Square  
 Debra Corey - 230 King St. E.  
 Donna Patterson - 230 King St. E.  
 Robert Sherrin - 261 King St. E.  
 Oleg Holowaty - 25 George Street  
 David Crawford - 135 George Street S  
 Joyce Arnold - 135 George Street S  
 Sherri Russell - 31 Princess St.  
 Keith Bricknell - 7 King St. E.  
 Bob Parkin - 71 Front St. E.  
 Becky Street - MTCC 1385

Abdi Nur - Muriel Collins Co-op  
 Hawaa Kabbashy - New Hibret Co-op Homes Inc.  
 Emma McBey - OWN  
 Alan Seymour - Old York Tower  
 Maureen Walsh - 15 Scadding  
 Rhoda Ross - 176 The Esplanade  
 Marc Piccinato - Windmill Line  
 John Wichelow - Windmill Line  
 Jane Mendita - Woodsworth Coop  
 Ian Campbell - Woodsworth Coop

**Regrets:**

None

**Associate Members & Guests:**

Mary Elizabeth Fenn - 39 Jarvis St. (The St. James)  
 David Smith - 3 Longboat

Maria Moreno - 115 The Esplanade  
 Tom Davidson - Councillor McConnell's Office

**Darek Fiedukiewicz, Recording Secretary**

**1. REGISTRATION AND REFRESHMENTS****2. OPENING OF MEETING****2.1 Opening Remarks**

Suzanne Kavanagh (President) stated that she would be chairing the meeting. She called the session to order at 7:00 P.M.

**2.2 Approval of Agenda**

The agenda was approved as circulated.

### 2.3 Approval of Minutes

The delegates reviewed the minutes of the meeting held on November 29, 2009.

It was resolved to approve the minutes of the Delegates' meeting held on November 29, 2009 as circulated. All were in favour and the **motion was CARRIED.**

MOTIONED BY: C. Baker  
 SECONDED BY: M. Raizenne

### 3. GEORGE BROWN COLLEGE – WATERFRONT CAMPUS (Eugene Harrigan, Vice President Corporate Services / Terry Comeau, Executive Director)

T. Comeau stated that construction had started on the George Brown College Waterfront Campus which will be the newest of its six locations. It will focus on health sciences with approximately 3,500 students. It will also expand the college student base by forty percent.

The campus will also include several open spaces for the public including the entire ground floor. The public will be able to use the facility for various activities, seminars/conferences, commercial/retail, athletic/recreation as well as a wellness centre.

The campus will be located at the water's edge of Lake Ontario at the base of Sherbourne near the new Sherbourne Park and extended Sugar Beach promenade areas. There is also a proposed light transit line along Queen's Quay. It will also be in close proximity to the site for PanAm Games.

Construction will meet the LEED Gold Building standard which represents a designation for environmental sustainability.

Q. Are there any residential units planned for the campus?

A. This is currently being evaluated for the next building/block as part of a business model being developed.

Q. What is the expected completion date for the first building?

A. Occupancy is targeted for September 2012 with substantial completion by March 2012.

Q. How many parking spaces are planned?

A. Seventy parking places will be built for the college but there will be approximately three-hundred in total (shared with the neighbours at Corus Entertainment). The parking lot is expected to be open for general use during the evenings and weekends. The facility will also offer a significant amount of bicycle racks.

Q. How many extra people are expected to use the area and what impact will this have on the sewers.

A. The sewer capacity has been increased by Waterfront Toronto and the City including the addition of an on-site storm water treatment system.

Q. Will the library be open to the public?

A. The library is primarily intended for the use of the students and so the material/resources are being sourced based on specific course programs. Consideration will need to be given to the viability of opening it to the public.

Q. Is there a project website?

A. A project website will be posted shortly and will be accessible via the main George Brown College website. ([www.georgebrown.ca](http://www.georgebrown.ca)). It will include a webcam showing the construction as it

develops. The project will also be used as a case study for the construction program within the college.

Q. Will the college make facilities/computers available to children in the neighbourhood?

A. The college has an office that oversees such community partnership programs so this can be considered.

Q. Will Lake Ontario be used for air conditioning requirements?

A. Yes. The campus will host a District Energy plant within the building - participating as partner with WaterfrontToronto.

Q. Will other alternative energy be also used?

A. Fifty percent of the roof area will be a green roof, all heating/cooling will utilize the deep lake system, the campus will host cooling towers for District Energy, and solar panels will also be installed. The college is also continuing to explore additional opportunities for energy efficiency.

Q. Does George Brown own the land and does the project require private funding?

A. The college does not own the land but is instead entering into a ninety-nine year lease with the City of Toronto. Public funding has been used to date but a fund raising campaign will begin shortly. The total budget for the current phase is \$175Mil with \$95Mil already in place (\$65Mil from the Province and \$30Mil from the federal stimulus program).

Q. Will the project support murals, lighting, and other forms of public art?

A. Yes. WaterfrontToronto has contributed \$2Mil for public art.

Q. The community suffers a shortage of affordable public meeting space so it was suggested that George Brown consider making such space available.

A. The ground floor will include a main floor atrium, porch space, a cafeteria which will promote group/meeting spaces, and a number of other flexible options for groups.

Q. Will the project result in transit improvements?

A. Approximately 85% of students use transit so the college is lobbying for improvements including an LRT. Currently there are two bus lines in the area. The PamAm Games and growth in the nearby area should also encourage increased transit frequency/availability.

Q. Will daycare services be offered?

A. The school operates nine daycare centres throughout the city but it is not currently planning a childcare centre in the building.

#### **4. WATERFRONT TORONTO (Derek Goring, Director of Development)**

D. Goring stated that Waterfront Toronto is responsible for approximately 2,000 acres of waterfront redevelopment. The area is approximately bound by Coxwell and Dufferin with most of the development focused on the south east corner.

Much of the land is publicly owned and WaterfrontToronto is mandated implement public policy to create communities and not just build real-estate. Approximately 200 acres will be dedicated to parks and a lot of the remaining area will also feature public space around various buildings.

All work is proceeding through sustainable development - environmental, economic, and social. All buildings will be LEED certified and District Energy will be used throughout the waterfront for the area's heating and cooling needs. Three-to-six plants will be built in the initial phase. They will initially be gas fired but will be upgraded as new technologies become available.

Transit is a very important component of the project with availability targeted to be within a 5 minute walk from all residents/offices.

Much of the soil needs to be treated but it will be reused where possible. WaterfrontToronto is also promoting affordable housing, child care centres, recreation centres, etc. It will house intelligent communities featuring a high-capacity broadband open access computer network in partnership with George Brown and others.

The project will be developed in phases of approximately 10-15 years each as outlined here:.

#### West Don Lands

The West Don Lands will be a mostly residential neighbourhood. It will have 6,000 residential units as well as retail, commercial and recreational facilities and amenities. It will also include a flood protection landform to protect it from the Don River. This area will also serve as the athletes' village for the 2015 Pan-Am Games. The games will require 2,000 units.

A Public Art master-plan has been developed for the entire precinct. It has a budget of over \$10Mil and the first installation will be on Mill Street and will feature a peel pavement depicting the industrial past of the area.

#### East Bayfront

East Bayfront will be a mixed use area and will house the new George Brown Campus as well as commercial and retail areas. The Water's Edge Promenade and boardwalk will be prominent features as will Sherbourne Park and Canada's Sugar Beach Park.

#### Central Waterfront

In the Central Waterfront, the York and John Quay Promenades as well as Queen's Quay will be redeveloped. This will reduce vehicle traffic from four to only two lanes but it will improve the traffic capacity with the redesign. The area will have additional promenades, wave decks, etc.

#### Lower Don Lands

Opportunities are being sought to re-naturalize the Lower Don Lands area and redevelop one of the most contaminated areas in the City. A 600-800 acre signature park called Lake Ontario Park is also in the long-term plan.

D. Goring noted that the direction taken for the Gardiner Expressway East will not impact plans for the Don Lands.

Q. Are children's playing fields for part of the Waterfront Toronto plans?

A. Yes. There will be a number of playing fields including locations by both public and separate schools and a number of fields in the Lower Don Lands.

Q. Will old/interesting buildings like the Cannery Restaurant be preserved?

A. Yes. Heritage studies have been done and some such as the Foundry complex and the Canary Restaurant building will also be restored.

Q. How will the project impact the airport?

A. To date, there have been no issues identified with the airport or its flight paths.

Q. Will a library be built?

A. A feasibility study is being done with the Toronto Public Library for a site in the West Don Lands in order to replace and greatly expand on the services offered at St. Lawrence Branch. Timing remains to be determined.

Q. Will condominiums be built in the West Don Lands in addition to River City?

A. River City will include 800-1,000 units plus approximately 250 more adjacent units. The PanAm site will also include 2,000 units. Waterfront Toronto is working with the province to define the mix of housing but the following is being targeted: 20% affordable housing, 5% low-end of the market, and 75% market value.

Q. Are there plans for the adjacent areas in the lake itself?

A. Perpendicular finger piers will be built so as not to obstruct the views of the lake. Some of the wave-decks were also specifically designed to facilitate entry into the water by kayaks, sailboats, etc.

Q. Will railings be installed on the boardwalk?

A. The current plans do not include railings but this will be dictated by the City. Nevertheless, there are already many safety features built in.

Q. Are development plans posted on a website?

A. The project website is [www.waterfronttoronto.ca](http://www.waterfronttoronto.ca) and it includes webcams to view progress. There is also a link to the site on the SLNA website.

Q. What are the targeted start/completion dates for the Parkside project?

A. It is expected that the builder, Great Gulf, will begin selling units at the end of the year. Development will depend on the time it takes to sell the units.

## **5. OTHER BUSINESS**

### Neighbourhood Challenge

S. Kavanagh reported that the SLNA had received its plaque from Scotia Bank for the neighbourhood challenge, part of the September Waterfront Marathon.

### Soccer Team Sponsorship

B. Leps noted that the SLNA has traditionally sponsored four soccer teams but due to the City strike a motion was not passed to sponsor the 2009 teams.

It was resolved to approve \$1,000 toward the sponsorship of four soccer teams in 2009. All were in favour and the **motion was CARRIED.**

MOTIONED BY: C. Baker  
SECONDED BY: R. Sherrin

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MOTIONED BY: D. Corey  
SECONDED BY: L. Allen

### Call for Nominations - Annual General Meeting

A. Seymour stated that the SLNA Annual General Meeting would be held on March 31, 2010. The following sit on the committee, Cherril Baker, David Crawford, Marcus Little, Alan Seymour, and Jacqueline Williams.

A table of committees and profiles is also available so individuals may put their names forward should they wish to be considered for appointment to these committees.

**6. ADJOURNMENT**

There being no further business, it was resolved to adjourn the meeting at 9:12 p.m.

The next Delegates meeting will be held on February 24<sup>th</sup> at 7:00 pm.

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**Corporate Secretary**

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**President**



### LIST OF MOTIONS

Delegates' Meeting: January 27, 2010

#### 1. Approval of Minutes

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MOTIONED BY: C. Baker  
SECONDED BY: M. Raizenne

#### 2. Soccer Team Sponsorship

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