



**MINUTES OF THE  
DELEGATES' MEETING**  
January 26, 2011  
OWN CO-OP, 115 The Esplanade

**Board of Directors in Attendance:**

President: Suzanne Kavanagh, St. Lawrence on-the-Park  
Secretary: Jacquie Williams, Old York Tower  
Treasurer: Bruno Leps, Market Square  
VP Internal: Debra Corey, 230 King St. E.  
VP External: Loretta Allen, Cathedral Court Co-op  
At Large: Matthew Raizenne, Longboat Residents Assoc  
At Large: Dan O'Leary, 15 Scadding  
At Large: Cathy Waiten, The Indigo, 50 Lombard

**Voting Delegates in Attendance:**

Wallace Simpson - Crombie Park  
David Crawford - 135 George Street S.  
Lois Thomson – David B. Archer Co-op  
Joan Campbell – Market Square – 80 Front Street E  
Wendy Devine - Windmill Line Co-op  
Shirley Lewis – 55 The Esplanade  
Joyce Arnold, 135 George Street S.  
Dwight Peters – 25 The Esplanade  
Ian Campbell – Woodsworth Co-op  
Jane Mendita - Woodsworth Co-op

**Associate Members & Guests:**

Cathy Loik, Toronto Public Health  
Kelly Wilson, Concert Properties  
Sandra Gounalakis - Merchant  
Odysseas Gounalakis - Merchant  
Robert Biancolin - Merchant  
Suzanne Smith, Recording Secretary

**Board of Directors Regrets:**

Margaret McQuade – David B. Archer Co-op  
Connie Yang – O.W.N.  
Keith Bricknell – 7 King street East  
Abdi Nur – Muriel Collins Co-op  
Robert Sherrin - 261 King St. E.  
Alan Seymour – Old York Tower  
Patricia Bearclaw – Cathedral Court Co-op  
Shirley Lewis – 55 The Esplanade  
Sabina Sormova - Longboat Residents Assoc  
Yanina Jazek - Woodsworth Co-op

**Regrets:**

Cherril Baker – David B. Archer Co-op  
Judith Nagata – King George Square

Tom Davidson - Councillor McConnell's Office  
Al Smith – St. Lawrence Market BIA  
David Smith - Longboat Residents Assoc  
Peter Jackson - Market Square  
Stig Harvor – Old York Tower

**1. REGISTRATION AND REFRESHMENTS**

**2. OPENING OF MEETING**

**2.1 Opening Remarks**

Suzanne Kavanagh (President) stated that she would be chairing the meeting and called the meeting to order at 7:00 p.m.

**2.2 Approval of Agenda**

It was resolved to approve the agenda as circulated. All were in favour and the **motion was CARRIED.**

MOVED BY: Patricia Bearclaw  
SECONDED BY: Shirley Lewis

### 2.3 Approval of Minutes for November 24, 2010

It was resolved to approve the minutes of the Delegates' meeting held on November 24, 2010 as circulated. All were in favour and the **motion was CARRIED.**

MOVED BY: Matt Raizenne  
 SECONDED BY: Wallace Simpson

### 2.4 Board Meeting Highlights

- Like Pam McConnell to come to the February meeting
- Bob Rae will present at the February meeting
- March – The AGM
- Development Committee – starting conversations for 154 Front Street East – Greyhound building – like 400,000 sq ft.
- Candidates – 2 positions in March
- BIA is expanding their boundaries – thanks for the kind article
- Dev Committee getting together with City for a visioning meeting for the next five years for the neighbourhood

### 3. PUBLIC HEALTH UPDATE

- Cathy Loik, Health Inspector of the Toronto Bed Bug Project from Toronto Public Health presented on the recent concerns regarding bed bugs
- Bed bugs are easily seen and don't jump or fly
- Bed bugs can live up to 14 months without a blood meal which is important to know that they will survive absences
- Can travel up to 100 feet in search of food
- Bed bugs are brown before feeding and red after feeding
- Eggs hatch within 10 to 14 days
- Need two treatments of pest control, first to kill the live bugs and then to kill the newly hatched bugs
- Bed bugs are attracted to warmth and carbon dioxide
- Bites are painless and many people do not react to the bites
- Physicians are unable to diagnose the bite as they could be mistaken for other bites
- Cannot get infectious diseases from a bed bug
- Many people do not report having bed bugs
- Anyone can get bed bugs
- Visit the website for more information at [www.toronto.ca/health/bedbugs](http://www.toronto.ca/health/bedbugs)
- They are back because of greater human mobility and increased high density living
- Leave second hand items at the curb as they may be infested
- If you purchase second hand clothing, wash and dry them immediately
- Bed bugs go in a forty year cycle and they are here to stay
- Inspect your bedding for tell tale signs such as blood spots and black dots
- Bed bugs live close to where they feed; they also live in crevices, sunny windows, dressers, peeling wallpaper, oil paintings, nightstands, mattresses, pillows, linens, corners, switch plates and baseboards.
- Need to flip your furniture over if you think you may have a problem
- Integrated Pest Management (IPM) application of chemical and non chemical solution to eliminate bed bugs
- Clean by vacuuming and steaming and de-clutter to remove places for the bugs to hide or live in, seal hiding places
- Cannot spray a unit that does not have an infestation. However, you can have a dust applied as this creates a barrier and stops them from accessing a unit.
- Be prepared for IPM by de-cluttering, cleaning and sealing hiding places
- Bed bugs infest the structure and the furniture, so it is not worth just throwing out your furniture and clothing
- Avoid over the counter products or home remedies as they do not work and this may increase their resistance

Q. Do you have tips for Condo Managers?

A. Yes, on the website.

- If you choose to throw out bed bug infested furniture, please wrap it in plastic to keep the bugs, destroy the furniture so that no one will take it into their home, get it off the property as soon as possible
- Mattress Encasements can be purchased from \$10 to \$100 to wrap the mattress either before or after an infestation. Takes six months to suffocate the bugs.
- Does freezing work to kill bed bugs? This is not a reliable method as the bugs just go dormant in the cold
- Some new treatments are using heat to kill the bugs, however, the bugs may just move to another unit in an apartment building

Q. Can you put your clothes, linen and drapes in a dryer?

A. Yes, put them in at 60C for 30 minutes minimum

- Use double sided tape to wrap around furniture legs
- There are new products coming out
- Travel precautions – inspect the room, don't put luggage on the floor, start at the headboard for blood spots and fecal matter (black dots), isolate the bed from the wall, use a hard case rather than upholstered, don't bring the luggage back into the house after a trip, unpack on the balcony or outside
- Role of TPH: Assist with identification, provide education, direction on IPM to property managers, many fact sheets are available on the website at [www.toronto.ca/health/bedbugs](http://www.toronto.ca/health/bedbugs)

Q. Is the TPH asking for more money to fund this project?

A. The budget has not yet been approved.

Q. What are carpet beetles?

A. Bug in damp areas and under carpet. Vacuum to remove.

Q. Vancouver has a website showing all reported buildings.

A. Yes, but it is not reliable

Q. Heard that the males hump anything

A. Reproduce by traumatic insemination

Q. Genetic Engineering?

A. Yes, lots of research occurring

Q. You mentioned a 40 year cycle, where are we now?

A. No more information about this just that we are coming back up

#### **4. CONCERT PROPERTIES**

- Kelly Wilson presented on what they have done in Vancouver and plans for this neighbourhood
- Started in Vancouver, a pension fund owned private real estate company
- Built over 9,000 homes since 1989
- Built Jazz at 167 Church Street integrating the facade from previous buildings
- The Berczy is Concert's first condominium in Ontario and will have 13 storeys, 166 suites and 13,000 sq. ft of Retail space along Front Street. Retail space has not been marketed as yet.
- The property is 100% sold out
- Section 37
  - Senior Citizens Centre
  - Heritage Easement & Reintegration
  - Shoreline Commemoration Public Art feature
  - St. Lawrence Heritage Conservation Donation
  - LEED Certification
- Community involvement is important to Concert Properties
- Youth Employment Program
- Toy Drive, Buskerfest, Tree Lighting, Pancake Breakfast

Q. When will the building be finished?

A. August 3, 2012 is the current occupancy date

Q. Can you provide more information about 132 Berkley Street?

A. There was a community meeting tonight. Concert is working to find a solution with the community. The building will still be a rental building which will be 10 storeys and have 170 units. Robert Sherrin - Generally speaking, well received.

Q. Did LEED help in sales?

A. Perhaps, however, the product with the large terraces was really well received.

Q. Other plans for development?

A. Yes, North West of Wellington & Scott. Currently just at the start of the process.

Q. Did you buy that because of your success with the Berczy?

A. It did not go out to the Brokers, but approached Concert directly to work with them to develop the site.

Q. Is this a heritage site?

A. Don't know yet. Heritage Preservation Services will tell us.

Q. What are the challenges with rental properties?

A. Competing with condo developers to purchase the site drives the price of the property up. The recent recession assisted them in being able to purchase the property at Bay and Dundas. Annual returns on rentals are not strong, but hope to make money over time.

Q. Is there an advantage to having rental?

A. It's our philosophy from an investment strategy

## **5. OTHER BUSINESS**

- In November there was a motion to widen the sidewalks by three feet, the merchants feel that restricting Market Street may cause issues
- The merchants asked for support from the SLNA in using temporary sidewalks so that Market Street can be used for traffic during winter months

Q. Have you talked to Paul Oberman?

A. No, not yet.

Q. Who will pay for the storage of the sidewalks over the winter?

A. Surely Paul Oberman has buildings to store them

Q. Consider what Montreal has done.

Q. Consider what West Donlands is considering

- Tom Davidson stated that they are engaged with some of the meetings and stated that Pam McConnell understands the concerns of the merchants. This was a suggestion that was also raised by the civic construction staff right now and will make sure that the merchants are involved in future when considering all options for Market Street.

## **6. ADJOURNMENT**

There being no further business, it was resolved to adjourn the meeting at 9:13 p.m.

The next Delegates meeting will be held on February 23, 2011 at 7:00 pm.

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**Secretary**

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**President**



**LIST OF MOTIONS**

Delegates' Meeting: January 26, 2011

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