



MINUTES OF DELEGATES' MEETING
November 28, 2007
OWN CO-OP, 115 The Esplanade

UPDATE THE ATTENDANCE!!

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, P.A.L
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, O.W.N Co-op
Ronald Monteith, Woodsworth Co-op
Maria Moreno, O.W.N Co-op
Dan O'Leary, 15 Scadding
Loralie Olinyk, Harmony Co-op Homes
Sherri Russell, F.A.N.
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
Harry Renaud, 135 George St S.
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
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

SLCRC: St. Lawrence Community Recreation Centre
SLM: St. Lawrence Market

SLMN-BIA: St. Lawrence Market Neighbourhood Business Improvement Area
SLNA: St. Lawrence Neighbourhood Association
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

1. Registration and Refreshments

2. Opening Remarks, Approval of the Agenda & Approval of October 2007 Meeting Minutes

President Paul Smith called the meeting to order at 7:11 pm, and chaired the meeting.

Motion: to approve the Agenda as presented.

Moved by: Cherril Baker

Seconded by: Patricia Bearclaw

CARRIED

Amendment to the minutes: Page 4, #4d: "Aurie Hensman received a last minute email from Councillor Kyle Rae **City Planner Kyle Knoeck** . . ."

Motion: to approve the October 2007 minutes as amended.

Moved by: Keith Bricknell

Seconded by: Robert Sherrin

CARRIED

3. President's Report

Mark Fernandez is replacing Ben Marans at smartliving St. Lawrence. An ad for EnerAct/smartliving was published in this month's *Bulletin*. Smartliving has funding to the end of March 2008, and fundraising is underway to continue beyond that date. Paul Smith has a meeting with the Director of EnerAct this Friday. Four people have been delegated to a governance committee within smartliving St. Lawrence: Dan O'Leary, Dennis Bartels (New Energy Generation company), Ian Lipton (specialist in waste

digestion, installing his system at the South Market), and Gabriel Draven (Village Technologies, which promotes geothermal energy). Gabriel and Dan are working to install a rooftop solar energy system at the SLCRC with seed money from Ian.

A Seniors' Christmas luncheon is scheduled for Tuesday, December 18, at St. Lawrence Hall, 12:00 to 2:00, \$15 per person.

3. Committee Reports

a) Development Committee

Marcus Little, new Chair of the Development Committee, reported.

The Parks Department would like to see parks animated in all directions rather than abutting private property. As a result, the Development Committee recommends the following motion regarding the southwest corner of Jarvis and The Esplanade:

MOTION that the SLNA supports leaving Wilton Street open to traffic when the Wilton Street Park is created.

Moved by: Marcus Little

Seconded by: Cherril Baker

WITHDRAWN

The motion was withdrawn because Delegates preferred that the park edge be animated by pedestrians, not cars, and that the community should take every opportunity to pull up pavement and put down pedestrian friendly landscaping. In the event that the issue is more complex than it initially appears, the Development Committee will seek a further opinion from the City. The Development Committee will also seek input from Context Development regarding the effect on the proposed Market Wharf development, which would abut the site.

This week Community Council approved a condominium development at 406 Adelaide Street, located at the top of Princess Street. Frank Burns gave a deputation at City Council in support of the development. A graphic artist development nearby

expressed concern about noise and vibration during construction, but that did not sway Council. Because the City approved more density than allowed under the by-law, under Section 37 \$235,000 is set aside for heritage lighting and \$85,000 to improve the laneway next to the site.

A developer is considering building on the east part of the parking lot at Colborne, just east of Market Square, but has not yet made an application. The developer gave a presentation attended by the Development Committee. At the meeting, concerned residents of Market Square objected to a 37-storey building being erected across from their 8-storey Market Square building. The development includes 3 storeys of above-ground parking in a podium.

Dennis Glasgow offered to hold informational sessions with any group in the neighbourhood that would like to better understand the city planning

7. Other Business

a) Holiday Train

Randy Marsh of CP Rail distributed posters and repeated his invitation to the community to attend CP Rail's Holiday Train event on Monday, December 3, 6:30 pm at the Distillery District, as reported in the October minutes.

3. Committee Reports, continued

b) Membership Committee

VP-External Ronny Yaron reported. An initiative is underway to encourage more residential buildings in the neighbourhood to join the SLNA. Ronny passed around a list of residential buildings in the SLN for Delegates to document contact persons. A delegate recommended sending the SLNA's new member package to all nonmember residential buildings as an invitation to join.

Ronny Yaron advised that the Treasurer and the Executive propose the following motion:

MOTION that the 2008 SLNA membership fees for multi-unit dwellings will remain at \$2.25 per

process, to make the neighbourhood better informed of our options for influencing developments, in light of recent development applications. "The Esplanade is an important feature of the history of Toronto, and its feel and look must be preserved." Dennis Glasgow is a member of the Development Committee and worked for 21 years (ending 5 years ago) as a planner with the City of Toronto's Planning Department. He will send a notice of his offer to the Corporate Secretary for distribution to Delegates.

A Delegate recommended that Dennis hold a workshop specifically for SLNA Delegates.

A person asked Dennis Glasgow to explain the current stage for the Market Wharf development. Dennis explained that the last he heard the proposal was either under review by City planners, or under appeal at the OMB.

Distillery District stores, which normally close Mondays, will open for the event. For more information, see www.cpr.ca. Donations will go to the Daily Bread Food Bank.

unit to a maximum of \$275 per annum, and associate membership will remain at a flat fee of \$30.

Moved by: Ronny Yaron

Seconded by: Robert Sharrin

CARRIED

The Corporate Secretary will give Valerie Joseph of 79 Richmond Street, present at tonight's meeting, a new member package, so that she and her Board can decide whether to join the SLNA.

Ronny Yaron announced that invoices for membership fees for 2008 will be sent out in January.

6. Toronto Waterfront Revitalization Presentation

The Chair introduced Tanya Bevington, Communications and Marketing Manager of Waterfront Toronto.

In 2001 the three levels of government (federal, provincial and municipal) established the Toronto Waterfront Revitalization Corporation to oversee renewal of Toronto's central waterfront. Last year the organization changed its name to Waterfront Toronto.

The scope of work is from Jameson Avenue in the west to Coxwell Avenue in the east, subdivided into the West Don Lands, East Bayfront, Central Waterfront Promenade, Waterfront Parks & Public Realm, and Port Lands Development. Tanya summarized the proposed plan for each area. Waterfront Toronto hopes to link the areas by a continuous pedestrian boardwalk (a minimum of 18 metres wide) along the lakeshore, but so far some boardwalk sections have no waterfront view. Other prospective parts of the promenade, such as at Redpath Sugar factory, are under negotiation for access. Local transit will be expanded so that access to transit will be no more than five minutes from any of the newly developed areas.

East Bayfront is located directly south of the St. Lawrence neighbourhood, between Jarvis and Parliament south of the overpass. The plan is 1) to construct residential buildings from Jarvis to Sherbourne between the overpass and Queen's Quay with towers at the foot of Jarvis and Sherbourne, 2) to construct commercial buildings (focusing on creative/high tech industries in office spaces and retail at ground level) south of Queen's Quay staggered from higher to lower heights to the edge of the water, and 3) to construct a boardwalk at the water's edge. Green spaces will include a small park at the foot of Sherbourne (see October minutes), and an "animated public space" at the foot of Jarvis.

Five teams have been asked to submit designs for the public space at the foot of Jarvis, and a public

exhibition will take place on January 21 at which the community is invited to give input.

The residential section of East Bayfront will contain 4,500 market-cost units and 1,100 affordable cost rental units. The commercial section of East Bayfront will be promoted as a year-round destination for shoppers and tourists. Twenty-five percent of East Bayfront will be public realm (parks, squares, water's edge promenade, and boat slips). The railway will continue to run along Queen's Quay.

Building heights will be 20 meters at water's edge to 40 meters at Queen's Quay. As a comparison, the proposed 46-storey tower at Jarvis and The Esplanade is 45 meters high. Relative heights will vary because the ground gently rises from the lake.

City Council has approved the East Bayfront commercial development, which is on publicly owned land. The residential development, which is on privately owned land, awaits completion of zoning by-laws. Public consultation for the residential section has been rescheduled from December to early in January due to the holiday season.

Sherbourne Park is in the planning stage. Construction might begin in 2009.

The complete waterfront project might take 30 years to complete. Required services such as schools and transit will be added as new populations move into the developed areas, to keep up with need.

Tedco's Corus building (First Waterfront Place) on the east side of Jarvis at Queen's Quay is a 5-storey building at the water's edge rising to 9 storeys toward Queen's Quay. It will contain office space, tv and radio production space, and retail space. Construction began this fall.

Progress points (quoted from the presentation):

November 2005: City Council approved the precinct plan
 July 2006: City Council approved the business & implementation plan
 September 2006: City Council approved the zoning by-law
 March 2007: City Council approved the Tedco/Corus deal
 May 2007: Phase 1 draft plan of subdivision submitted to City
 August 2007: retained urban strategies and Cushman & Wakefield LePage as project team for developer proposal call process
 September 2007: team led by Smallenberg & Associates led the design for Sherbourne Park

The next four years will be very busy, with a lot of construction at East Bayfront:
 Winter 2007/2008: finalize agreement with institutional user for phase 1
 Spring 2008: release first developer RFP (phase 2)
 Spring 2008: site preparation and construction of infrastructure

5. Government Relations

b) Provincial Government Representative

John Kennalley from the office of George Smitherman MPP, advised that George asked him to convey to the SLNA that he is extremely thankful for the amount of support he received in this fall's provincial elections. Delegates had no questions for John.

a) Tom Davidson, Pam McConnell's Office

An initiative is underway to create north/south corridors in downtown Toronto to connect neighbourhoods that up to now have been connected primarily east/west due to the Gardiner Expressway and railway tracks. For example, during a recent tour near the North St. Lawrence Market, the City Treasurer realized that the Corus building is to be only a couple of blocks south of St. Lawrence Market.

A fence has been installed in Crombie Park, the result of a shared agreement of the Parks

Fall 2009: substantial completion of phase 1
 January 2010: first occupancy of First Waterfront Place (Corus)
 Spring 2010: completion of Sherbourne Park (north) and Queen's Quay boulevard
 Fall 2011: initial occupancy of phase 1 development
 2012: operational Queen's Quay LRT (transit) and initial occupancy of phase 2 development

Additionally,

2008: public infrastructure of East Bayfront
 2009: Jarvis slip & square, Sherbourne Park phase 1, public infrastructure, water's edge promenade
 2010: Yonge slip & bridge, water's edge promenade, First WaterFront place development blocks 1,3, & 5
 2011: East Bayfront phase 2

The Chair thanked Tanya Bevington for her presentation.

Department with Market Lane School. During daytime hours technically the playground is for the exclusive use of schoolchildren. The cost was borne by and the work was tendered by the school. Pam McConnell's office plans to organize a Crombie Park Advisory Group that would be contacted whenever any alteration to Crombie Park was proposed, for public input before any decision is made.

Ontario Hydro plans to undertake landscaping along Frederick Street next to the transformer station, now that construction is winding down. A meeting was held with nearby neighbours to receive feedback on proposals, and another public consultation will take place in the new year to discuss an enclosure for the site.

GO Transit has committed to allowing landscaping on the north-facing railway embankment from Yonge to Parliament. A landscape architect is currently accepting feedback

from a working group. Different treatments will exist at different points along the way, depending on how buildings abut the railway tracks.

Dan O'Leary pointed out that a Hydro 1 fence has been installed at the baseball diamond in Crombie Park just two days ago. Tom Davidson will investigate.

The Delegate who requested intervention to install lighting at 49 Henry Lane Terrace, the south part of the building, and on St. Michael's School (see October minutes, #5) thanked Tom Davidson for his response, but stated that there is still insufficient lighting at St. Michael's School. Tom Davidson will follow-up after the meeting.

A Delegate thanked the City for replacing the sidewalks along The Esplanade, but noted that two

areas are still unsightly: the sidewalk at the parking lot on the south side of The Esplanade, and the sidewalk between the Novotel Hotel and Church Street. The Delegate added that the intersection at Yonge and Esplanade needs traffic lights due to increased pedestrian use. Tom Davidson responded that discussions have been held with the parking lot to ensure that they stay within the boundaries of their lot as a first step. Surface Operations have committed to creating a sidewalk south from The Esplanade to the public parking lot. The stretch of sidewalk from the Novotel Hotel to Church Street is scheduled for replacement in 2008. Signalizing the intersection at Yonge and The Esplanade is under consideration as part of the development of the L-Tower at that site, and is contingent on commitments from the developer for improving the public realm around the building.

3. Committee Reports, continued

c) Police Liaison

Keith Bricknell invited Delegates to read his written report. President Paul Smith asked Delegates to send any questions to him at pmrsmith@rogers.com. Paul Smith thanked Keith for his work.

Paul Smith reported that last year Councillor Pam McConnell, the Superintendent of 51 Division, and he met to discuss safety in the neighbourhood. A second meeting was held, including the three schools and the SLCRC. This year another meeting is being scheduled to continue discussions.

Paul Smith pointed out that the police recently arrested someone for the murder of the man on Henry Lane Terrace last year.

d) Community Events

VP-Internal Harry Renaud distributed a list of SLNA-sanctioned committees and committee chairs. He invited Delegates and members of the community to volunteer, as a great learning experience. Committees are now invited to report at each Delegates meeting, several per meeting, to keep Delegates advised of their work. Paul Smith encouraged Delegates to post the volunteer opportunities in their buildings. Amendment to the list: Add West Don Lands Committee, with George Milbrandt as the SLNA rep.

The School Trustees from the Toronto School Board and Catholic School Board have been invited to speak at the January Delegates meeting.

7. Other Business

a) Seniors' Centre

Connie Yang reported. The seniors' group has been renamed Old Town Toronto Seniors Centre. The Centre is a satellite of the SLCRC's Seniors' Club, as its members are too far from the SLCRC

to attend those functions. Members of each will be invited to join both.

The Centre has applied for a federal grant of \$8,800 from New Horizons. The Centre's first

program is scheduled for January, a cooking class in The Kitchen in the South St. Lawrence Market. Paul Smith invited people volunteer for the seniors' initiatives.

The Centre is promised 5-years' space in the new development at Church/Front/Esplanade, Five Corners, in about 3 years' time.

14. Adjournment

The Chair adjourned the meeting at 9:12 pm.

The SLNA acknowledges Timothy's for sponsoring this evening's refreshments, and OWN for hosting tonight's meeting.

There will be no meeting in December due to the Holiday Season.

The next Delegates meeting will be held on Wednesday, January 30 at 7:00 pm.

Corporate Secretary

President