



**MINUTES OF THE
DELEGATES' MEETING
November 24, 2010
OWN CO-OP, 115 The Esplanade**

Board of Directors in Attendance:

VP Internal: Debra Corey, 230 King St. E.
Secretary: Jacquie Williams, Old York Tower
Treasurer: Bruno Leps, Market Square
VP External: Loretta Allen, Cathedral Court Co-op
At Large: Matthew Raizenne, Longboat Residents Assoc
At Large: Dan O'Leary, 15 Scadding

Voting Delegates in Attendance:

Wallace Simpson, Crombie Park
David Crawford - 135 George Street S.
Lois Thomson – David B. Archer Co-op
Maureen Walsh – 15 Scadding
Cherril Baker – David B. Archer Co-op
Joan Campbell – Market Square – 80 Front Street E
Elizabeth Ecker – St. Lawrence on the Park
Catherine Limbertie – 1 Church Street
Sabina Sormova - Longboat Residents Assoc
Wendy Devine - Windmill Line Co-op
Yanina Jazek - Woodsworth Co-op

Associate Members & Guests:

Paul Oberman, Woodcliffe
Greg Adams, Taylor_ Smyth Architects
Robert Barber, Den Bosch + Finchley
Michael Hynes
Suzanne Smith, Recording Secretary
Tom Davidson - Councillor McConnell's Office
Ed Nixon - Glen Murray's Office

Board of Directors Regrets:

President: Suzanne Kavanagh, St. Lawrence on-the-Park
At Large: Cathy Waiten, The Indigo, 50 Lombard

Judith Nagata – King George Square
Margaret McQuade – David B. Archer Co-op
Benoit Tardif – Harmony Housing Co-op – Henry Lane
Connie Yang – O.W.N.
John Wichelow, Windmill Line Co-op
Anna Wichelow, Windmill Line Co-op
Keith Bricknell – 7 King street East
Abdi Nur – Muriel Collins Co-op
Robert Sherrin - 261 King St. E.
Alan Seymour – Old York Tower
Ruth Manson - Old York Tower

Regrets:

Joyce Arnold, 135 George Street S.
Mary McDonald – 25 The Esplanade
Jane Mendita - Woodsworth Co-op

Ronny Yaron, Windmill Line
David Smith - Longboat Residents Assoc
Peter Jackson - Market Square
Jim Loxley – PAL
Frederick Warner
M.J. Warner

1. REGISTRATION AND REFRESHMENTS

2. OPENING OF MEETING

2.1 Opening Remarks

Matt Raizenne (Director At Large) stated that he 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: Alan Seymour
SECONDED BY: Keith Bricknell

2.3 Approval of Minutes for October 27, 2010

It was resolved to approve the minutes of the Delegates' meeting held on October 27, 2010 as circulated. All were in favour and the **motion was CARRIED.**

MOVED BY: Joan Campbell
SECONDED BY: David Crawford

2.4 Motion to Approve Fees for 2011/12

Motion: It was resolved that the 2011 SLNA annual full voting membership fees for multi-unit dwellings remain at \$2.25 per unit for a maximum of \$275 and that the annual associate non-voting membership fee remain at \$30 per dwelling. All were in favour and the **motion was CARRIED.**

MOVED BY: Bruno Leps
SECONDED BY: Cherril Baker

2.5 Motion for Closing Date for Fee Payment:

This year, invoices will be issued on December 1, 2010 and ask that all fees be paid by March 1, 2011.

Motion: It was resolved that in order to have candidates run for Board positions and for Delegates to vote, all membership fees must be paid in full by March 1, 2011. All were in favour and the **motion was CARRIED.**

MOVED BY: Bruno Leps
SECONDED BY: David Crawford

2.6 Board Meeting Highlights

- Delegates to consider ideas for the January meeting for 2011 priorities for the SLNA
- Basketball Court on the Esplanade is in progress
- Hockey Nets have been purchased for the winter
- Soccer Field initiative - a meeting was held with the Parks and Recreation department who stated they will put up a safety net and cut the grass more and will start to issue permits to use the field in future

3. MARKET STREET/LCBO UPDATE

- Paul Oberman from Woodcliffe presented on the project that will be developed on the west side Market Street and Front Street
- 118 The Esplanade, 8, 10-12 Market Street and 87 Front Street will all become one building
- The facade will remain, but a new structure and windows will be built
- The second storey of the new building will be an LCBO
- Stripping off the old paint and installing new windows
- 48,600 sq. feet currently will increase to 55,000 sq. feet
- Primary tenant will be the LCBO
- Lower floors will be restaurants and cafes and other retail
- Like to widen the sidewalks to allow for restaurant seating
-

Q. What is the timing of the development?

A. Immediate. Scaffolding has gone up, restoration will start immediately, some contamination in the garage site which needs to be dealt with. Scheduled finish will be in 2012. 10-12 Market will be developed first and the LCBO will move in temporarily while the second floor is developed

Q. What is the material for new construction?

A. Exterior facade in sandstone, reddish in colour and similar to other buildings in the neighbourhood

Q. Was this development supposed to be a high-rise?

A. Yes, a previous owner had more storeys approved. However, it is zoned for 6 storeys which will not be built.

Q. What will stop future building for higher levels?

A. Long term lease with LCBO. Not putting in any underpinnings to accommodate future higher storeys.

Q. What is the other building?

A. Existing building which we are just going to clean up and connect to develop.

Q. Can you keep some areas for bikes?

A. Big fan of bikes and will do what we can.

Q. What is the timing of LCBO move?

A. Hoping for early 2012

Q. Would you consider bollards that will go down to accommodate traffic as in Europe?

A. Building to a high standard and will be working with the neighbourhood. The cost of doing this well far exceeds the costs of doing it adequately. Will improve the area at the cost of Woodcliffe. Nice to see a flower market in this area that would operate all year round.

Q. What will be on the top of the five storey building?

A. Office space.

Q. Will the walkway from Market Street remain?

A. There are two walkways in the area. One will be cleaned up and hoping to divert the other walkway.

Q. What will happen with the results of the archaeological investigation?

A. Not anticipating finding anything significant. The study is more about researching/studying the structure and the building materials.

The Chair asked the Delegates if they liked the idea of closing Market Street. Many raised their hands.

The Chair asked the Delegates if they would like to have the street open to both cars and pedestrians? Two delegates raised their hands.

Mr. Oberman stated that they are looking to regularize drop off and pick up from the Market.

Q. Can you help make Jarvis more bike friendly?

A. Can work together to make the area more beautiful and particularly remove the garbage from the street.

Q. Market is losing business and customers are complaining because there is no place to park.

A. If we close the street, this will bring them more clients.

Q. 70% of customers come from within 5 kms of the market four years ago, thus must be increased now. Clearly the facts don't back up the concern.

Q. Will there be more parking?

A. Increasing 220 to 260 spots.

Q. Will there be more information posted online?

A. www.woodcliffe.ca

Q. Will there be an Environmental Assessment?

A. Tom Davidson spoke on behalf of the City and stated that many implications of the changes will need to be assessed and addressed as the project goes on.

Motion to widen the sidewalks:

Motion: It was resolved to support the proposal to widen the sidewalks by three (3) feet.

All were in favour and the **motion was CARRIED.**

MOVED BY:	Robert Sherrin
SECONDED BY:	Cherril Baker

The Delegates thanked Paul Oberman, Greg Adams and Robert Barber for their time.

4. 251 KING STREET UPDATE

- Michael Hynes presented on the OMB decision
- The OMB approved the development of a 17 storey condo tower
- The North and West walls of the National Hotel have been designated Heritage Site
- Allow for the demolition of the Heritage Building, but cannot take down the North and West walls.

- Wanted a seven metre set back for Abbey Lane Lofts facing south. The OMB Chair agreed to 4.5 metre set back.
 - The OMB stated that they cannot regulate the view from existing properties to new developments.
- Q. Also lost 45 angle plane that was not raised in this issue, which is a huge loss for the neighbourhood.
- Q. What can be done about the OMB and these poor decisions?
- A. Something for the SLNA to discuss with counsellors and politicians in 2011

Thanks were extended to Michael Hynes for his ongoing work.

5. OTHER BUSINESS

- Maureen Walsh from the St. Lawrence Recreation Centre invited Delegates to a children's party and pancake breakfast on Saturday December 11th from 8:00 a.m. to noon and requested support by attending the event.
- St. Lawrence Seniors Group has invited Pam McConnell to speak on December 1 at 1 p.m.
- Greyhound Site was sold and more info will come in the new year.

6. ADJOURNMENT

There being no further business, it was resolved to adjourn the meeting at 8:00 p.m.

The next Delegates meeting will be held on January 26, 2011 at 7:00 pm.

Corporate Secretary

President



LIST OF MOTIONS

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SECONDED BY: Keith Bricknell

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MOVED BY: Bruno Leps
SECONDED BY: David Crawford

5. Motion to Widen the Sidewalks on Market Street:

Motion: It was resolved to support the proposal to widen the sidewalks on Market Street by three (3) feet. All were in favour and the **motion was CARRIED.**

MOVED BY: Robert Sherrin
SECONDED BY: Cherril Baker