



**Next Meeting: February 18, 2026 @ 7:00 p.m.**

**Minutes: January 21, 2026**

**Present in person: Bev, Ingrid, Joan, Hannah, Anthony Nolan (Atrium), Josh (Atrium)**

**Present online: Brian, Corrie, Colleen, Diane, Dwight, Karen, Jacqueline, Walter, Maxyne;**

**Minwoo, Anya Karir, Marouan Malaeb-Proulx, Councillor/Deputy Mayor Ausma Malik**

**Regrets: Ash**

### **1. Approval of Agenda**

- Amendment: Housing Solutions added to committee updates section of agenda.
- **Moved:** Ingrid; **Seconded:** Colleen. Agenda approved as amended.

### **2. Approval of December 2025 Minutes**

- **Moved:** Brian; **Seconded:** Colleen. Minutes approved.

### **3. Update on Emergency Measures Pamphlet**

Councillor/Deputy Mayor Ausma Malik:

- Handbook will be ready to share at next BQNA meeting.
- Acknowledges Board wants to see the toolkit and offer suggestions/tweaks/changes; they will coordinate to ensure that happens.
- Our feedback will go directly to city staff to avoid further delays.
- Distribution must be done in collaboration between City and BQNA – City needs to take advice from BQNA on how it gets distributed to community, City staff must also be involved in distribution.
- City staff have committed toolkit will be printed/available, as well as electronic copies.
- Should be distributed to all building leadership.
- DM Malik suggests a virtual information session about the toolkit, with City staff present to answer questions.
- BQNA suggests also inviting York Quay Neighbourhood Association (YQNA) and Waterfront Business Improvement Area (BIA) to the virtual information session, possibly other stakeholders in the downtown/waterfront community.



- DM Malik clarifies the handbook is for emergency response in the immediate area of BQNA, addressing our experience with the “bomb scare” threat. So it is neighbourhood specific. But agrees YQNA and BIA may also benefit from the information.
- BQNA also notes Homes First shelter should be included in distribution plan.
- BQNA Board requests a draft of the toolkit in advance of the February Board meeting – Marouan (DM Malik’s office) confirms it will.

#### **4. Update on Atrium petition request to not renew Homes First 545 Lakeshore Shelter lease**

Councillor/Deputy Mayor Ausma Malik:

- Context: Site was always meant to be temporary (site awaiting redevelopment).
- Shelter demand is now stabilizing in the City.
- 2025: 4,750 people moved into permanent housing.
- City prioritizing permanent, purpose-built shelters following best practices (as opposed to temporary shelters like 545 Lakeshore).
- City staff have now decided not to renew the lease at 545 Lakeshore and will be working with shelter residents to transition to other permanent housing.
- Transition plan for 545 Lakeshore shelter is meant to ensure people are not moved into temporary sites, but are connected with appropriate permanent housing, including with wraparound support for those who need it. Confirms there is capacity in the system now to achieve that.
- Thanks all the community members who are working productively with the City on this, including on the plan to build small, purpose-built shelters throughout the City, and for advocating to provincial and federal governments for funding; and thanks members of the community liaison committee (CLC).
- Next step: DM Malik’s office working with Toronto Shelter and Support Services to communicate this to stakeholders, and to get a timeline to transition current residents to permanent housing.
- Marouan will share more details in coming weeks.

Anthony Nolan, Chair of Security Committee, Atrium building

- Thanks DM Malik and Marouan for positive and productive engagement with the community, noting that vulnerable people live in the neighbourhood and have faced serious threats to their wellbeing.
- Thanks DM Malik for her and her staff’s help and responsiveness.



- Emphasizes we never wanted to de-house the homeless. The Atrium committee worked hard to create a well-researched plan to house people and ensure they would be safe, recognizing their humanity.
- Alternate housing to be provided will be purpose-built and more humane than the temporary space at 545 Lakeshore.

#### Other Discussion

- BQNA asks if there is an update about the Fleet St. shelter across from Exhibition Place?
  - DM Malik says no plan to change that location.
- BQNA asks when specifically the 545 Lakeshore lease ends?
  - DM Malik: September 2026.
- BQNA asks about “Dunn House” model (partnership with UHN for “social medicine” – a permanent housing program for unhoused people who visit ER often – has resulted in significantly reducing their frequency and length of ER visits)
  - DM Malik: Pilot was announced last year, we can now assess impact and benefit of it, which may allow expansion of the program. Also need advocacy to other levels of government to support.
- BQNA asks what is happening to the Canderel building development? BQNA had previously proposed a community hub in the historical red brick building, and understood City has a right of first refusal on that building.
  - DM Malik: Have not gotten an updated timeline from the developer.
  - Agrees the red brick building could be useful to the community but City will still need to engage with developer.
  - DM Malik will follow up with Planning Team and with Social Development & Finance Committee about that request.
  - BQNA will re-forward its letter (proposal) to DM Malik so it is considered in the planning.
- BQNA asks about Strachan House building plans – has been vacant for 3-4 years?
  - DM Malik: project is moving forward, intention is for both supportive housing and market-rate housing, with a significant proportion of affordable units.
  - First steps include ensuring safety of building, ensuring community consultation, ensuring the community garden on the site will have a new home.
  - Community garden will be moved to the new park next to the site.

#### 5. Committee Updates



- Air Quality, Housing Solutions, and Noise committees have distributed written updates to the Board

### Housing Solutions

- Committee discussed uses of the red brick building at 545 Lakeshore if the shelter lease were not renewed.
- Motion by BQNA in April 2022 was to send the City Clerk a letter requesting it be used as a community hub.
- Co-op housing is another possibility.
- City's Development office has confirmed all approvals for the Canderel development are in place, they can begin construction whenever they choose. Canderel is putting it on hold due to current market conditions.
- Current plan is for the historic rotunda to be retained as part of the development, but the rest of the brick building would be demolished.
- This is a change, because in 2022, BQNA was told the brick building would be severed from the Canderel development – creating the possibility of the City acquiring it for a community use as proposed by BQNA.
- Next steps: Committee will contact the City about this, and will re-forward the BQNA's 2022 letter to DM Malik.
- Committee will contact Co-op Housing Federation of Toronto (CHFT) to discuss if co-op housing there would be possible, and if CHFT could work with the developer.
- Want to generate advocacy/engagement from broader community beyond BQNA as this could be a benefit for surrounding communities.

### Air Quality Committee

- BQNA had requested the Ontario Ministry of Health appoint a biostatistician to help interpret health data for our neighbourhood. Unfortunately our request was misunderstood and referred to incorrect parties. Committee has now clarified the request to MPP Chris Glover's office, who are following up.
- Ports Toronto is doing its own air quality study. Committee had made several requests of Ports Toronto. Ports Toronto's response was vague and noncommittal. Details are in the committee's written update to the Board distributed in advance of the meeting.
- So Committee contacted the City of Toronto representative on the Ports Toronto CLC. The City representative's response is included in the committee's written update to the



Board distributed in advance of the meeting. In short, the City representative confirmed the importance of transparency about the study's methods and interpretation.

- Committee and BQNA must be prepared for when that study is presented. Committee's priorities include holding Ports Toronto accountable for a properly conducted and properly interpreted study.
- A Master Plan is upcoming which has opportunities for public input. This will be an opportunity to share results of our air quality research.

#### **6. Report on meeting between Board Chair and Councillor/Deputy Mayor Malik**

- "Activation" of Little Norway Park – to deter more encampments, need people using the park more regularly. Board Chair asked DM Malik for suggestions of what has worked well in other parks.
- Board Chair also requested more information about how to reserve the park for community events, more information will be provided.
- Concern raised about amount of dogs urinating in the park.
- Corleck building's opening in March 2026 will also help animate surrounding parkland.
- Discussed suggestion for circus camp (previously at Coronation Park, then Harbourfront) to move to Little Norway Park or BQ neighbourhood; decided not enough space available.

#### **7. Other Business**

- Harbourside Co-op is receiving physical mail for BQNA. We will request to receive City notices electronically instead of by mail.
- Treasurer's financial update was circulated to Board members in advance of the meeting. Follow ups were made on buildings from whom 2025 fees were not received. 2026 invoices will be sent soon.

Adjourned 8:55 pm.