



**Bathurst Quay Neighbourhood Association Meeting
Wednesday, March 9, 2022
7:00 - 9:00 p.m. on Zoom**

Next meeting is Wednesday, April 13, 2022

Present: Corrie Galloway, Max Moore, Joan Prowse, Bev Thorpe, Alison @ Windward, Hardeep Bubbra, Maureen Callaghan, Natasha Vanker, Diane Jameson, Ingrid van der Zande, Javon Samuel

Guests – Bushra Mir, Councillor Cressy's office

1. Approval of Agenda & Minutes from February 9

- Agenda: Moved to Approve by Bev; Seconded by Maureen-
- Minutes: Moved to Approve by Ingrid; Seconded by Diane

2. City of Toronto Canderel meeting (part 2) debrief & motions:

On March 8, 2022 BQNA had a meeting with Councillor Cressy to discuss next steps with the Canderel Development at 545 Lake Shore Blvd West. The 4 main issues that BQNA consistently emphasized still remain. They are:-- height of the towers should be the same as the buildings along Queens Quay and no higher; there is a need for community space/affordable housing, the community has traffic concerns, and aesthetic considerations about the development remain.

City Planning has agreed with Canderel 's latest proposal. This includes the conservation of the heritage building; a reduction of the initially proposed 39 storey on the N side and a proposed 21 storey building on the SW corner (plus 2 mechanical floor equivalent); the height of the other tower to be 11 or 15 storeys. The City accepts the traffic study done in 2018 by the developer. Canderel is proposing to split the site into two with two different owners.

The developer's proposal will now go to Community Council on April 21 at 9.30 am. Two weeks before the meeting the City will provide a link for input. BQNA will post info on the website and to buildings.

Note that there will be other meetings in 2023 regarding the design of the buildings for public input.

Councillor Cressy gave an update:

- 1) The City should have the 'Right to Refuse Lease or Buy' the heritage building. This could then be developed as a health care space, community space, or other options based on community need

- 2) Cllr Cressy forwarded a motion to council that a traffic study will be done by Transport Services – date to be confirmed. Focus will include the busy intersection around Bathurst/Lake Shore Blvd with 5 streets converging.
- 3) There is no interest on the part of the developer to have affordable housing – this development started before city mandated a percentage of affordable housing for certain new developments
- 4) Section 37 monies will total up to \$4m. An additional \$2m funding for enhanced park amenities will come from development charges

2.1 Concerning the need for affordable housing, Section 37 monies from Canderel could be used to establish 4 affordable units in this new development OR 40 affordable units in Queens Wharf and Fort York Blvd which is a city owned facility nearby. We discussed and agreed the following motion.

MOTION: That Section 37 monies from the Canderel development at 545 Lake Shore Road are used for 40 affordable units at the city owned 150 Queens Wharf Road building.

Moved: by Ingrid; Seconded by Bev

VOTE: All in favour – passed by majority

2.2 We discussed how to continue the conversation about the gaps for services in our community – with provincial and federal financial support. Giving the City first right of refusal to lease or buy the heritage building will give everyone more time to discuss this further and develop a business case/plan.

MOTION: That we support Cllr Cressy’s recommendation to council that the approval of the Canderel development is subject to the City of Toronto having first right of refusal to lease or buy the existing heritage building on 545 Lake Shore Blvd West and also the commercial ground floor spaces for the new building on the site, for a multi government effort to lease or buy them for needed community amenities and services.

Moved: by Maureen; Seconded by Ingrid

VOTE: All in favour - passed by majority

3. Safety Walk: April 12 @ 5 pm – 7 pm.

Note: this is the day before our next BQNA meeting on April 13.

Maureen, Jacqueline, and Bushra identified route for local stakeholders based on feedback from community. The walk will start at the Neighbourhood Centre and cover Queens Quay/Eireann Quay to Little Norway Park and down Stadium Road to Lake Shore Blvd.

Participants to include representatives from TO police, Trans services, Parks and Rec, Homes First, Ports Toronto, Ireland Park Foundation, TCHC, BIA, Toronto Hydro, as well as Bryan Bowen from Waterfront Secretariat; Cllr Cressy, and other diverse members from the community. BQNA will publicize this on the website and to buildings.

4. Update on CLC meeting of Feb 16, 2022

We are still waiting for answers to questions on Ports Toronto Sustainability Report from the November meeting – these will come soon. The delay in receiving responses to questions or comments from the community became a focused discussion at this meeting. The result is a new plan that future Sustainability report will be published, questions received and response provided by Ports Toronto (PT) to these questions within a three month time frame.

The Noise Exposure Forecast (NEF) modeling as it applies to BBTCCA remains controversial. Submissions involving eight technical points by the Noise Subcommittee to Ports Toronto are still awaiting resolution. Many of these points were raised in 2016. PT explained that the request to convene a special meeting with sound engineers is delayed by lack of staff with suitable expertise. PT noted that regardless, they are in compliance with the NEF contours to increase the slots at the airport. Connect Airlines are anticipated to get approval to fly out of BBTCA with April/May flights a possibility.

Other issues were discussed and will be included in the minutes of this meeting (CLC meeting #45) which will be posted on Ports Toronto website.

5. Upcoming Provincial Elections.

There will be an all candidates meeting on May 10 – online.

MPP Chris Glover’s campaign has been launched and he is looking for endorsement letters. BQNA cannot endorse individual politicians – we are building representatives and would need to seek full agreement from all residents. Individuals can take action and submit their own endorsements letters.

6. FOSTRA questions and BQNA involvement

The Federation of South Toronto Residents Associations (FOSTRA) will be holding an all candidates meeting. See email from Lesley with the list of topics, questions and our priorities from the list. FOSTRA is asking for our input and ranking of the issues of most importance.

7. Committee Updates:

- Air Quality: There will be a meeting on March 10 to debrief from the recent public meeting and discuss next steps for testing over the summer. A Symposium will be held with test results to be submitted this summer.
- BQ mural project. A new mural will be done on the wall that wraps around from parking garage to school yard. Advisory Group is Joan and someone from WNA and school; and have come up with short list of 12 artists. Shortlisted artists will do walk around with community on March 19 or 20; with a theme of Growing in Nature. All organized by Street Art Toronto. (Note the walk round took place on March 26 and was well attended.)
- Communications: We discussed adding an ‘Upcoming Events’ section on the BQNA website. Agreed we would not list community Services on BQNA website or any other requests that are commercial use. We should list all upcoming BQNA meetings on the site. We continue to post our minutes on the site.

- Silo update: OCAD Centre for Climate Resilience through arts and performance will be doing a temporary art installation in the North Silo. This has been approved by council.

8. Meetings ended at 9 pm. Move to adjourn by Maureen; seconded by Ingrid

Next Meeting. April 13th by zoom.