

DRAFT MINUTES

McGILL-GRANBY VILLAGE RESIDENTS' ASSOCIATION

ANNUAL GENERAL MEETING

Tuesday, February 19, 2008, 7:30 p.m.
The Lexington, 45 Carlton Street, 2nd Floor

The meeting commenced at 7:40 p.m.

The Attendance Sheet is attached to the original copy of these minutes.

1. **President's Report and Introductions.**

Ian Gemmell, President, introduced the Directors present: Richard Oakey, Vice President; Barbara Caplan, Secretary; Mary Eastwood, Treasurer; and Paul Robinson and Gary Shortliffe, Directors.

Ian then highlighted some of the activities of the Board over the past year:

- public meetings and the Association's intervention respecting the development at 444 Yonge Street, and the results – no change in the height or density of the building, and the development was approved.
- up-grading of Sheard Parkette, this has been approved but not implemented.
- Ryerson's Master Plan
- the work of the 21 McGill Liaison Committee
- Ian's work with the Community Police Liaison Committee
- The Board's continuing work to resolve noise and garbage problems relating to rooming houses.
- plans for a Community Safety Audit in Spring, 2008
- recent Special Meetings of the Board and meetings at Councillor Rae's office with the new owners of The Barn to resolve serious noise and other issues since the reopening of The Barn in October, and the planned meeting to discuss a signed agreement to address these issues on February 27th.

Ian then asked that the order of business be changed to permit representatives of Police Services 51 Division to speak at this time, as they had other pressing commitments, which was agreed.

3. Toronto Police Services' Report.

Police Constable Roberts, of the Yonge Street Foot Patrol of 51 Division, introduced Police Constables Peterson and MacMillan.

PC Roberts described the Foot Patrol, and advised that there are now 30 members on the team, who are proud to report having incarcerated a panhandler on Carlton Street.

He further reported that:

- drug dealing at Covenant House has been moved further south. There had been an average of one drug arrest a day at that location, and there have been none in over a month. The Police continue to work with Covenant House to control the problem.
- Prostitution has also been moved further south.
- Police bicycle patrols will resume when the weather improves.

PC Roberts then answered questions about prostitution and drug dealing, and encouraged residents to report anything at all suspicious or of concern to the Crew Office Staff Sergeant at the Community Liaison Office (416-808-5100)

2. Councillor Rae's Report. (Presented by Michael Robertson)

Michael Robertson, Executive Assistant to Councillor Rae:

- Reviewed the history of Board and City action respecting problems with The Barn, and noted that Councillor Rae has advised the new owners that retaining their business licence may depend upon their cooperation and willingness to be good neighbours.
- Advised that the City is continuing to address problems with rooming houses, mostly occupied by students, and uses licences to impose conditions upon their operation. However, if the residence does not meet the definition of a rooming house (shared bathroom and kitchen facilities) they are not licensed.
- Expressed embarrassment for the lack of action on the improvements to Sheard Parkette, but said it should be completed by this summer.
- Thanked Richard Oakey for his work to improve the parkette at the NE corner of Church and McGill, advised that Richard had been successful in obtaining major funding for the project (\$12-15,000) from the Clean & Beautiful City Office, and that the work is planned for Spring, 2008.
- Reported having met with Loblaw's in November, where assurances were given that plans for the Maple Leaf Gardens store will proceed, but have been delayed for financial reasons. A member of the audience said they had heard that no new stores would be opened until 2009.

- Noted that along with revitalized greenhouses, Allen Gardens has new dog runs – separate runs for small and large dogs – and that the owners of dogs off-leash outside of the runs will be ticketed.
- Reported that the snow removal equipment should be on our streets that night or the next. It was agreed it would be helpful to advise car owners, so that more of the snow can be removed.
- Advised that the City is attempting to divert 70% of waste from landfills, and of the new regime, with new City bins for both garbage and recycling. However, he noted that solutions for neighbourhoods such as McGill-Granby, with no driveways and small front yards, were being investigated – possibly yellow bags.
- Reported that a tree on Carlton which had been knocked down a couple of years earlier is being replaced.

Michael then introduced Al Rezowski, the City Planner for this area.

Al Rezowski encouraged residents to visit the City's web site to learn of a survey of downtown residents. He also provided a handout with details of development applications in the immediate area:

- 444 Yonge Street (Under construction, occupancy late 2009)
- 88 Carlton Street (TCHC, 100 units, under construction, occupancy late 2009)
- 438 Church (Loblaws, no activity on the file)
- SW Corner Gerrard & Yonge (Purchased by Candarel, no pre-application meetings to date)
- Chelsea Hotel (Possible application to expand to include a conference centre, and to enclose balconies)
- Downtown Yonge BIA Master Plan (Streetscaping and branding from Dundas to Gerrard, 2008; then Richmond to Dundas in 2009. Signage Master Plan being developed)

Al then answered questions about possible bike lanes on Wellesley, whether wind tunnels are being created by developments such as 444 Yonge, and the effect 444 Yonge will have on the already overcrowded TTC subway at Yonge and College. He advised that the TTC has not agreed to make any changes to accommodate the increase in passengers.

MOTION: That Councillor Rae and the City of Toronto, together with MPP George Smitherman and the Government of Ontario, be requested to further investigate the effects of large developments on wind patterns and intensity, and particularly the effect on adjacent residential neighbourhoods.

Moved by Bluebell Planck, seconded by Marie Gemmell. Carried.

MOTION: That Councillor Rae and the City of Toronto, together with MPP George Smitherman and the Government of Ontario, be requested to require that new

development plans include plans for sufficient public transportation before final approval.

Moved by Bluebell Planck, seconded by Francine Shortliffe. Carried.

Michael Robertson will discuss the impact of 444 Yonge Street, particularly with respect to adding a south entrance to the subway at College, with Councillor Adam Giambrone, Chair of the TTC.

Ian Gemmell again asked that the order of business be changed to deal with item 6 at this time, which was agreed.

6. Termite Control.

Richard Murphy, of AETNA Pest Control, reviewed the history of termite infestation in Toronto and advised that while it is throughout the City, it is worse in the downtown area.

Present termiticides merely move the colony to another location. There is greatest risk where there is wood/soil contact, particularly in moist areas. Many infestations are not noticed by the homeowner for some time, so damage and related costs increase as the infestation goes unchecked. Homeowners are encouraged to arrange an inspection by a reputable firm, for which a fee is charged.

Richard reported that much more effective termiticides, which attack the entire colony rather than just forcing it to move, are being studied by the Federal and Provincial Governments and should be approved within the next year or so. They will be much more effective, but less toxic.

4. Treasurer's Report.

Mary Eastwood presented her report, and advised that as the year-end is being moved from October to December 31st, this report is for a 14-month period. In future it will be a standard, 12-month report.

There were no questions, and the report was accepted with thanks.

5. The Barn.

Gary Shortliffe reported that the Board is addressing not only the noise and thumping of the music, but also the noise of patrons using the outdoor smoking patio, the noise from

patrons disgorging late at night, and the noise created by garbage collection in the very early hours of the morning.

Gary encouraged residents to contact the Board with any related concerns.

7. McGill/Church Parkette.

Richard Oakey noted that previous speakers had already provided information about the work to develop the parkette, and invited residents to visit www.mcgillgranby.org, the McGill-Granby Village Residents' Association's web site, to view the plans.

8. Election of Directors.

Mary Eastwood, in her role as Returning Officer, reported that the terms of four Directors had expired, and that two were not standing for re-election, resulting in five vacancies on the Board of seven. She described the overlapping terms of Directors to provide continuity. She noted that three of those Directors wish to stand for re-election and their names were on the ballot, and that others wishing to stand for election were more than welcome. No-one indicated that they would be willing to stand, so Mary repeated the invitation.

Mary advised that in that case, the three candidates on the ballot would be elected, and the Board would appoint qualified residents to fill the remaining two vacancies, for confirmation or election at the 2009 Annual General Meeting. It was noted that in the meantime, quorum would be reduced to three, being a majority of the number of present Directors.

MOTION: That nominations be closed and that Richard Oakey, Paul Robinson, and Gary Shortliffe be declared as Directors of the McGill-Granby Village Residents' Association for a two-year term.

Moved by Rick Steinberg, seconded by Barbara Caplan. Carried.

9. New Business.

A. MGVRA Web Site (www.mcgillgranby.org).

It was agreed that information about Termite Control and about the City's Downspout Disconnection program (to be provided by Michael Robertson) will be posted on the MGVRA web site.

B. Director's Resignation.

Ian Gemmell thanked Barbara Caplan for her work on the Board, and Michael Robertson presented her with a letter of thanks from Mayor David Miller and Councillor Kyle Rae. Ian invited those present to stay for wine and cheese to mark Barbara's service.

Ian Gemmell thanked everyone for attending the Annual General Meeting, and the meeting adjourned at 9:35 p.m.

MGVRA AGM
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