

The Annex Residents' Association

ANNUAL GENERAL MEETING
Thursday, April 22, 2021 at 7 p.m.
via Zoom

AGENDA

1. Welcome Members and Guests
 - a. Call to order
 - b. Land Acknowledgement
 - c. Housekeeping
2. Approval of Agenda
3. Approval of 2019 Minutes
4. Financial Statements – Lois Miles
5. Report from Nominating Committee and election of 2021-2022 Board of Directors
6. Chair's Remarks
7. Heritage
 - a. Sandra Shaul – update on upcoming West Annex heritage study
 - b. Introduction of Guest Speaker: Tamara Anson-Cartwright
8. Planning + Development – Edward Leman
9. Paul Martel Park update – Paul Richard
10. Logo presentation – Johan Harteveld
11. Digital Public Square – Allison Wallis & Farhaan Ladhani
12. Trees, Parks and the Environment – Terri Chu
13. Update from Councillor Mike Layton
14. Any other business
15. Adjournment



Draft Minutes

ANNUAL GENERAL MEETING

Thursday, April 25, 2019 at 7:30 p.m.
The Friends House – 60 Lowther Ave.

1. **Chair, David Harrison welcomed the members and guests** to another exciting year of the ARA. He mentioned that the first group met in 1889: 93 years of the ARA and stronger than ever.
2. **Approval of Agenda.** No additions to the Agenda
3. **Approval of the Minutes from 2018 AGM.** *John Ralston Saul/Adrienne Clarkson*
4. **Special Guests – John Lorinc and Cheryll Case**

John McGrath introduced our special guests: author and researcher of the soon to be published book: *House Divided – How the Missing Middle will solve Toronto's Affordability Crisis*.

John thanked the ARA for being invited and told the meeting that he was born at 25 Bedford. He described housing in the Annex: a great mix, single family midrise and multi units. housing life. No house forms are unique to Toronto and the Rapid growth brings a lot of housing pressure. Where people are allowed to live is the important question. We are not offering solutions. We are offering a provocation. It's a dialogue with ourselves.

John introduced Cheryll, a planner who knows these topics from a professional point of view.

Cheryll highlighted how various city populations live: the origin of the apartment building and who lives there. In the 70's looking at apartments for families and the conversation became focused on affordable housing. A House Divided looks at how people live from a gender perspective and delves deep into these issues. How we plan cities is the main focus of the book.

She continued highlighting the following topics and questions:

- 75% of the city is residential.

Q. How is it in the old City? Why do condos have no room for families?

A. It is up to us to push for family housing. Why are we only intensifying in the key intersections? Because there is transportation? We shouldn't only be developing in the hot spots.

Q. Are there any other places than the hot spots?

A. Minneapolis has redlining and looks at issues such as, where do younger people live?

John mentions that Toronto has a problem with intensification and remarks that cities like Portland and Seattle have abolished single family housing.

Vienna has a history of social housing stock. Through a lot of history where the municipality buys land and creates affordable housing.

The Mayor has adopted idea to use municipal land as a platform for social house.

Q. What do you use as a definition of affordable house in your book? What about the lack of stability in a condo unit with the amount of investment that goes on here? The arrival of AirBnB etc.

A. 80% of the market rate is affordable. And then there is rent geared to income. Talking more about what is the capability of people to pay for housing and then go from there and apply. Weston example. We are not thinking of the needs of the people in the community.

John L.: Inspiration of the book is the growing discussion of "the missing middle". There are two concepts: a. affordable housing and b. housing affordability. Ont Architects Association has a great paper on this topic. He mentions that the wholistic perspective is really important.

Q. Why do we have stations with very little density? Example: Lawrence West.

A. The city wanted to put the subway on Bathurst Street and the Spadina Subway was always underutilized. Toronto has a history of bad transit planning in Toronto. It is funny that you have to rely on the Province to decide where you can build. Once the city has the power the situation will improve.

Q. Would Foreign buyer's Tax and Vacancy tax like in B.C. be a solution?

A. We are looking at ownership and foreign ownership. We have no answer on how can we de-commodify home ownership.

Q. What do you think about the idea of laneway houses? It could provide nice small housing and rental.

A. It is working in the margins. Such a small amount of lane ways is suitable for this concept.

You have to price the rents aggressively. Cars need a space to live and garage development is happening. In Scarborough there is backyard housing.

Q. Adrienne Clarkson: Perhaps a garage and then a house above it?

Carriage houses used to have 3 rooms upstairs and garage down below.

Commodification is interesting. Have you looked at Scandinavian model? Housing there was not subsidized, but people were subsidized. And you didn't know if the people being housed were subsidized.

Q. What about the yellow belt of Gentle intensification? In the Annex we get gentle intensification. How do you make the math work? It seems that there is no money in it for developers.

A. focus is on the arterials and behind that you get neighbourhood. The facts are in our book: 200 sq km of Toronto is not allowed to be intensified. The economics are very distorted by the planning rules. There is a real argument to take out an amount of speculation along the corridors which results in very little mid-rise.

Cheryll invited further questions from the audience to write to her at case.cheryll@gmail.com

5. **Chair's report** – David Harrison. David presented his report which was handed out to the membership. He welcomed two City Councillors: Mike Layton, our current Councillor and Joe Cressy, our former Councillor.

On a personal note, David added: "How time flies. I embrace the concept of renewal." Joe Cressy then mentioned that on the occasion of David's formal retirement as chair of the ARA, Mayor Tory, who lives in the Annex, had prepared a special scroll hereby presented to David.

6. **Approval of the 2018 Financial Statements**

Rita Bilerman, Treasurer, presented the 2018 Financial. She pointed out that the proceeds of the Annual Corn Fest were all donated to the victims of the fire at 650 Parliament.

Terri Chu gave an overview of the donations and wanted to thank local businesses.

That the Financial Statements for the fiscal year 2018 be accepted as presented.
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David Harrison/Henry Wiercinski

7. Report from the Nominating Committee and Election of the 2019 – 20 Board of Directors

Jim Jacobs, Chair of the Nominating Committee presented the slate as distributed in the AGM package.

Jim read the list of the 19 Members who will be returning and welcomed two new directors:

Tija Dirks and Ron Soskolne.

He thanked Liz Rankin, our retiring Treasurer, for her service to the Board.

That all those nominated be elected to hold office for the 2019 – 2020 ARA Board
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Jim Jacobs/Susan de Rosa

8. Community Award Presentation.

The 2019 Community Builder Award was presented to *Neil Jain*, for his determination in exhorting the city to take action on the deteriorating condition of the properties at 6 – 8 Walmer. Neil's parents accepted the award on his behalf.

9. Councillor Mike Layton – Ward 20 Update

Mike thanked the ARA for inviting him to this AGM. He is not new to the Annex and grew up on Albany and Huron and attended UofT.

Mike went on to say that more than ever he is so thankful to have RAs as strong and passionate as the ARA, HVRA, SARA and their leadership. He mentioned further that Sue Dexter of the HVRA deserves the Order of Ontario for her strong voice.

The three downtown wards account for 50% of development in the city.

It means that the connection between the RAs and the community is even stronger.

He continued to mention that on the affordable housing and the shelter front, the City is in a crisis.

Recently three pop-up shelters and respite sites needed to be opened up. Our shelter numbers were beyond capacity. We are looking at 1,000 more spaces.

We need to figure out ways for RAs to open our hearts and we need to find these places. The shelter on Davenport is still negotiating with neighbours.

The City can mandate affordable housing and we are now doing inclusionary zoning which is a strange name.

Now we need to do studies for inclusionary zoning, but it will be sitting on the desk of a minister who hasn't been too kind recently. We are looking at a couple of sites. Ward 11 boundaries: Dundas Ossington/ Bayview and St. Clair. We have to activate the fund that was accumulated slowly for affordable housing. The City used to build housing with NFP organizations and affordability was geared to income.

There were two provincially owned sites: one in the Annex at Spadina and Bloor. It is now a Green P. It would be a good idea to ask for it to be transferred to the city so that it becomes a community site.

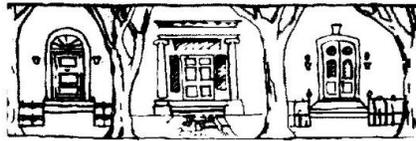
Local issues:

- The contract came up for the anticipated cost of the reconstruction of the bike lane on Bloor. We are working with the BIA to work through it. The watermain needs to be replaced. Also, on Spadina n. of Lowther south of Dupont watermain work needed to be done.
- MLS did go to inspect the fraternities two weeks ago. They gave them warnings and the lawyers are involved.
- Huron Street playground to redo the playground. There is money now available to redo the playground.
- UofT secondary plan, future development of various sites is on the drawing board.
- 300 Bloor, the Bloor Street United development site, should be coming in soon at under 30 stories. This is in keeping with the Bloor Block plan.
- Dupont has several applications. By locking in one building, we set the tone for the rest.

Questions raised:

- Q. City noise bylaw has gone ahead so is there now any chance to ban leaf blowers?
- A. There is a coalition of residents group, but the plan wasn't fully cooked. We are requesting a deferral of the proposal. There is going to be stronger and more enforceable language in the bylaw covering all kinds of noise. Construction noise, cars and leaf blowers.
- Q. Adrienne Clarkson asked about the status of the bicycle. Is a bicycle a vehicle or not? She sees cyclists going down the wrong way all the time. Why do they think they are people with wheels and not vehicles?
- A. Following the rules is important. Reintroducing education into the school. You've got to get them early and hit them hard. Enforcement is important. Then there is the Licencing issue. No bicycles are licensed in any city.
- Q. Zelda Wear: We need a community centre for seniors.
- A. We are going back to the church and the developer will hear about the space requirement for the community requirement. We need to bring the space for seniors back to 300 Bloor/BSU and at an affordable fee!
- Q. About garbage. We live on garbage in the area. There has been a service reduction during Rob Ford's time in office. Is there is more we can do?
- A. There has been no different service standard. There was the introduction of the cigarette butts bylaw. And the MLS department is overrun with calls. These Bylaws cannot always be enforced due to a lack of resources on the enforcement side.

10. Adjournment 9:30 p.m.



The Annex Residents' Association

DRAFT NOMINATIONS FOR THE BOARD OF THE ANNEX RESIDENTS' ASSOCIATION 2021 – 2022

1. Gillian Bartlett – Admiral Road

A resident of Admiral Road for 33 years, Gillian Bartlett received her PhD in applied linguistics from the University of Toronto. She has taught English at the National Ballet School, University of Toronto Schools, and the School of Continuing Studies at UofT. A writing coach and editor, she has published eight secondary school textbooks while in 2019, she and her husband, Ken, published their first joint venture: *The Italian Renaissance: A History* Currently she divides her days between freelance editing and writing the ARA newsletter. Once the pandemic is behind us, she'll go back to her avocation: planning and managing group tours to Italy.

2. Rita Bilerman – Lowther Avenue, Chair

Rita has been living in the Annex since 1994. She currently is the ARA's Chair and sits on the Planning and Development and Parks, Trees and Environment Committees. She has also been the ARA's Treasurer and Membership Secretary. Besides her involvement with the ARA, Rita volunteers in the community and with political campaigns. She has a background in environmental science and finance and holds the CFA designation.

3. Terri Chu – Albany Avenue - Chair, Parks, Trees, and Environment

Terri founded the local political symposium 'Why Should I Care?' She has long been an active organizer of the Bloor-Borden Farmers' Market, and created the Annex Mulberry Festival.

4. Blake Connoy – Madison Avenue, Chair, Road Safety and Transportation

Renting an apartment St. George St for 10+ years before entering the fray of home ownership through co-ownership in 2020, Blake and his young family are no strangers to the Annex. Professionally, Blake has spent half his career as an entrepreneur leading venture-backed and bootstrapped start-up technology companies, and the other half as a management consultant, originally starting out with Deloitte. Blake is currently the chair of the ARA's Road Safety and Transportation committee and an active member of the Planning and Development committee.

5. Tija (Luste) Dirks – Brunswick Avenue, Membership Secretary

Tija (Luste) Dirks lives with her husband, daughter and son on Brunswick Avenue. Tija is a long-time Annex resident, having grown up on Albany Avenue and served on the ARA Board in the early 2000's. She is an urban planner, and has worked for the provincial government since 2000, where she is currently the Director of Transportation Planning at the Ontario Ministry of Transportation. She enjoys riding her bike to work and for many years paddled on the Don River with her father and brother.

6. Micky Fraterman – Brunswick Avenue, Secretary and Communications

Micky has lived in the Annex since 1997 and has been on the ARA board since 2000 after having been a member of the Annex Home and Garden Tour committee. She sold ads for the Voice of the Annex and became the ARA Secretary in 2008. As a member of the Communications Committee, she is the Association's webmistress and helps prepare the ARA bulletins. She is on the steering committee of the First Interfaith Out of the Cold program, a member of the Board of the First Narayever Congregation (synagogue) on Brunswick Avenue, as well as a member of the Refugee Sponsorship committee at the Church of the Redeemer.

7. Natasha Gromoff-Kramer - Huron Street, Police Liaison/Community Safety/BIA's

Natasha has been on and off the board since 1994. She has been active with various projects of the association including the Fall Fair, Annex House and Garden Tour, Book Sale, Ecology Park (now Paul Martel Park), Dupont Dig Festival. She has set up three neighbourhood watch programs and has been the police liaison representative for the Annex for 14 Division (west of Spadina), 53 Division (east of Spadina) and a guest for 52 Division (south of Bloor) for 19 years.

Involvement includes monthly meetings, volunteering at police events such as Open House, Town Hall Meetings, BBQ Fundraisers, Bike with Mike, Annual Police conferences, CornFest. She is a retired Actra employee.

8. Christine Innes – Kendal Avenue

Ongoing member of the ARA, Christine was a founding committee member of the Bloor-Borden Farmers' Market and is a strong supporter of a number of community organizations, including starting and organizing the ARA annual community corn roast. She practiced law for 14 years (as a commercial litigator) before returning to public service with the Provincial government in a range of Ministries. She currently provides advisory services to a number of organizations in both the private and public sectors

9. Jim Jacobs – Albany Avenue Chair, Governance

Jim has lived in the Annex since 1968. Now retired, he ran a small business for about 20 years.

10. Edward Leman – Prince Arthur Avenue, Co-Chair, Planning & Development

Edward Leman is an urban strategy consultant, and has led consulting projects on metropolitan development issues in more than 110 cities in North America and Asia. He is also a Senior Fellow of the Global Cities Institute at U of T. Edward spent his teenage years living in the Annex. On returning to Toronto twelve years ago, he moved back to the Annex with his wife Dilys (writer and editor) and youngest daughter Oriana. Edward is Co-Chair of ARA's Planning and Development Committee, and joined ARA's Board in February of 2010.

11. Lois Miles – Bedford Road, Treasurer

Lois has lived on Bedford for many years. She is a CPA, CA and is Senior Vice President, Tax and Treasury at Cadillac Fairview where she has been for more than 20 years. She has been on the Board of Directors of Art of Time Ensemble for 12 years and at various points in time has served as Chair of the Finance Committee, the Governance Committee and the Board of Directors. Lois was on the ARA Board of Directors from roughly 2009 through 2013 and sat on the P&Z Committee.

12. Terry Montgomery – Albany Avenue, Vice-Chair

Terry Montgomery has lived in the Annex since 2007. He is a strong advocate for this great Toronto neighbourhood and is keen to ensure that it thrives and adapts to the changing urban context without compromising its quality and livability. Terry is a founding partner of Montgomery Sisam Architects, a Toronto practice which has played a central role in the redevelopment of many new Toronto communities including the Queen Street site for CAMH, Rivertowne at Dundas and the Don River as well as the Pan Am Village for the 2015 Pan Am Games, next to the Distillery District.

13. Sandra Shaul – Kendal Avenue, Chair - Heritage

Sandra has lived in The Annex since 1986. She is chair of the ARA Heritage Committee and has worked on Annex Heritage Conservation Districts since 2005. She is also a member of the Planning and Development Committee. She began her tenure with the ARA as one of the leaders against the development at One Bedford Road and helped to negotiate the settlement. Before her retirement she was on staff at the City of Toronto in Heritage and Museum Services. She chairs the City of Toronto Preservation Board in 2017

14. Elizabeth Sisam – St. George Street

Elizabeth is a relatively new resident in the Annex having moved to the area on April 2017. She has been engaged with the Annex, Harbord Village and Huron Sussex communities since 1980 when she joined the University of Toronto eventually becoming AVP Planning. As co-chair of the City - University of Toronto Liaison Committee with Adam Vaughan her interest was to ensure that planning and development proposals were thoroughly considered. Special projects included the St. George Street Revitalization, Philosophers Walk, many planning studies on capital projects, and campus master plans. She worked together with City planning staff, Heritage Toronto and Parks on a variety of projects that have been implemented in the area. For the past six years she has been Associate Vice President for Planning at Harvard with plans for campus expansion and community development in Allston. She joined the ARA Board in 2018 and has also been an active member of the Planning and Development Committee since that time.

15. Ron Soskolne – Brunswick Avenue

Ron Soskolne co-owns of one of the Loretto townhouses on Brunswick Avenue, where he has resided since its opening in 2009. His career includes senior positions in both the City of Toronto planning department and with a major international real-estate development company. Now semi-retired, Ron has run his own real-estate consulting practice for the past 26 years. Serving both public and private sector clients, his practice specializes in major urban mixed-use projects.

16. Lynn Spink – Albany Avenue

Lynn moved to Albany Avenue in the early 1970s, when she worked for Pollution Probe at the University of Toronto and then for the City of Toronto Planning Board. She's active on many community projects and is the ARA's liaison with Toronto's Film Office.

17. Ko Van Klaveren – Prince Arthur, Co-Chair, Planning & Zoning

Ko has lived in the Annex since 1982 and is an active member of the Planning & Zoning Committee and Member of the Board. He is involved in the ARA because he cares about the quality of life and the built form of the neighbourhood in which he lives. Ko is an retired architect.

18. Henry Wiercinski – Chicora Avenue, Vice - Chair

Henry was a partner in a national law firm practicing in business law. Since retirement he consults on legal matters. Henry has interests in transportation, urban development and the arts. He is vice-chair of the Annex Residents' Association, vice-chair of Rail Safety First, a coalition that advocates for safe, transparent and accountable rail, chair of the Canadian Society of Decorative Arts and a director of pointA, a not-for-profit transportation demand company.

New board member:

Lynne Dagleish – Huron Avenue

A resident of the Annex for 23 years, Lynne was first introduced to this beautiful neighbourhood as a student at U of T in the 80's. Since then, she has raised three boys and developed a career in design and illustration. Lynne is very interested in community-building and supporting the under-represented.