



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

**ANNUAL GENERAL MEETING  
Thursday, April 21, 2022 at 7 p.m.  
via Zoom**

**AGENDA**

1. Welcome to Members and Guests
  - a. Call to order
  - b. Land Acknowledgement
  - c. Housekeeping
2. Approval of the Agenda
3. Approval of the AGM 2021 Minutes
4. Approval of the 2021 Financial Statements
5. Nominating Committee report and election of the 2022-23 Board of Directors
6. Chair's Remarks – Rita Bilerman  
2022 Community Builder Awards
7. Keynote Address – Brown + Storey Architects
8. Greetings from Councillor Mike Layton
9. Toronto Police Community Officers – 14 and 53 Divisions
10. The West Annex Heritage Project – ASI
11. Digital Public Square
12. Trees, Parks & Environment Committee
13. Planning + Development Committee
14. Further business
15. Adjournment



**MINUTES OF THE 2021 ANNUAL GENERAL MEETING  
Thursday April 22 at 7 pm via Zoom**

- 1. Welcome Members and Guests**
  - a. Call to order: **Chair, Rita Bilerman** welcomed members and guests and established a quorum. She pointed out that because of the pandemic we are holding our AGM for the first time in 2 years.
  - b. Land Acknowledgment: Read by Sandra Shaul
  - c. Housekeeping: Our technical manager for the evening, Kari North, explained the Zoom protocol.
- 2. Approval of Agenda**

Motion: that the agenda for this AGM be accepted as presented.  
*Micky Fraterman/Gillian Bartlett*
- 3. Approval of 2019 Minutes**

Motion: that the minutes of the AGM of April 25, 2019 be accepted as presented.  
*Sandra Shaul/Christine Innes/ Pamela Durant*
- 4. Financial Statements – Lois Miles**

The board has already approved the FS for the fiscal year 2020. These were included as part of your registration package.  
There were no further questions for the Treasurer.
- 5. Report from Nominating Committee and election of 2021-2022 Board of Directors – Henry Wiercinski**

Motion: Be it resolved that the list of names presented on the screen be elected as directors of the ARA until the next AGM.  
*Ian Scott /Micky Fraterman*
- 6. Chair's Remarks: Chair, Rita Bilerman** presented her report. She thanked all of the Directors and Committee members, as well as volunteers for their work these last two years.  
She pointed out that all Directors work purely on a volunteer basis and put in countless hours depending on their role and circumstances.  
Rita further highlighted some of the things that took place over the last two years:

- Corn Fest in Sibelius Park
- Mulberry Festival
- Meet N Eat community dinners
- Fighting the U of T proposal at the planetarium site and being one of the founding members of the Queen's Park Heritage Precinct Coalition.
- 64 Prince Arthur proposed development - fighting and winning at the Local Planning Appeal Tribunal (LPAT).
- Speaking out against some of the province's Minister's Zoning Orders (MZOs), such as the Foundry site proposal.
- Addressing serious safety concerns on Avenue Road through the Avenue Road Safety Coalition.
- Advocating for more and better bike lanes.
- Reaching out to local businesses and the BIAs to see how we could assist.
- Advocating for better use of outdoor space, whether it was closing down streets for physical activity or promoting bike lanes, during these unprecedented times.
- Cleaning up the parks.
- Helping promote the need at the Avenue Road Food Bank.
- Collaboration with city-wide umbrella groups like the Federation of North Toronto Residents' Associations, FoNTRA and the Confederation of Resident and Ratepayer Associations, CORRA.

## 7. Heritage

### **Sandra Shaul – Chair, ARA Heritage Committee:**

Sandra provided a brief overview of the upcoming West Annex Heritage Project and introduced **Guest Speaker Tamara Anson-Cartwright**, Program Manager, Heritage Planning, City of Toronto.

In August of last year, a Letter of Understanding between the City and the Annex Residents Association was revisited. It referred to the study and plan for a Heritage Conservation District for the Annex, west of Bedford Road, which would be funded by Section 37 funds related to the One Bedford settlement. Sandra, with P+D Committee members Edward Leman, Henry Wiercinski and Elizabeth Sisam, negotiated a new Letter of Understanding. Briefly, the letter gave the ARA permission to hire professional heritage consultants to carry out a survey of the properties outside the existing East Annex HCD and the Madison Avenue HCD, and to research and write an historical context statement.

The work, which will be carried out in consultation with the City, will provide the City with the basic resources to carry out a study that will lead to various areas of the Annex being recommended for inclusion in a West Annex Heritage Conservation District followed by a management plan. The reason for carrying out this work is under the Provincial Planning policy there is a mandate to preserve areas with significant heritage value. Sandra's task was to get the Madison Precinct District Study and Plan to the final approval stage.

Heritage Grants are approved at Council. We always talk about enhancing the sense of place in a neighborhood. People are wondering: How does a Heritage designation impact my property value and the insurance?

Currently a Toronto city-wide heritage survey is underway. Last year there was a hiring freeze, but now we are welcoming new staff. We are delighted to work with the ARA.

Sandra asked Tamara to elaborate on how listings and designations can flag a demolition request.; Tamara explained that a heritage impact assessment has to be done in case of renovations that would affect the defined heritage attributes of a building.

Heritage conservation is part of the public realm. We are seeing great merit in doing more designations. They can be very judicious.

Sandra gave an example: after the Sotto Sotto fire at 116 Avenue Road, which was part of the East Annex Heritage Conservation District, we will be able to negotiate to ensure that when redeveloped is proposed, much of the character will be maintained.

West Annex Heritage Project: we are in the process of hiring professional heritage consultants to help us gather the information required for the City to produce a study that will lead to an understanding of the areas in the West Annex that should be included in a Heritage Conservation District.

*Q. Nicole Stoffman wondered if the property owner requests or if the City decides to install a plaque on a property?*

A. Heritage Toronto has a small plaque program. Often works with site developer/property owner. There might also sometimes be an opportunity to get a provincial plaque. Sandra let people know that they can send her questions on the plaques.

She further highlighted that the house where the Massey murder happened is up for sale. An opera of the story was developed before the pandemic. Charlotte Gray described it in her book *The Massey Murder*. It will be one of the houses in the West Annex study.

*Q. Any availability of the funds to help in the restoration of a house, e.g. to remove a layer of paint from the brick?*

A. There is a program. Contact Tamara and she will pass it on to the assistant planner. There are matching grants for up to \$5,000, for example, for a slate roof or historic roof.

*Q. Patrick Kennedy: Are we doing a good job to preserving Toronto Modernist buildings.*

A. Sandra: well, we have the lovely Uno Pii buildings.

Tamara: while we are not so good on the individual houses, we are good on the apartment buildings. Also, in Don Mills of the 50's, 60's. Survey team will look at all the buildings.

*Q. Any background on the vanished bird sculpture on the Uno Prii building on Lowther? (We will look into the whereabouts of the birds.)*

Sandra thanked Tamara for her great work for the Annex.

## **8. Planning + Development – Edward Leman**

Edward briefly described “who we are and what we do”, with a power point presentation explaining the work of the P+D Committee.

The Committee functions as a body reviewing projects and making recommendations to the Board in the form of Project Position Statements. Once approved, they are forwarded to City Planning, the developer and our Councillor to make them aware of the community's concerns.

The P+D committee does four things: Understand, Inform, Recommend and Advocate.

Edward expanded on the following P+D projects currently being monitored:

- Rumbblings about various projects: 23 Bedford, two others in pre-application, application stage and several LPAT decisions that were final. Ontario is the only province that has a body like LPAT. The P +D Committee is also active in the Site Plan control discussions and during the pre-construction period.

- Several projects are currently under construction: Bianca on Dupont; various projects on Avenue, Davenport, Bedford Roads and Huron Street. A very large project at Bedford and Davenport, called the “vertical jungle” will also be underway.

- The Sotto Sotto site will be redeveloped after the fire. P+D is concerned about scale, transition and impact on the neighbourhood which is also within the East Annex Heritage Conservation District.

Working with City Planning, the ARA was successful opposing the development proposal for 64 Prince Arthur at LPAT. The ARA also was a member of the Queen's Park Heritage Precinct Coalition to oppose the University of Toronto's project on the Planetarium site.

The Bloor Street United condo development is proceeding and other projects will be forthcoming at the NW corner of Spadina/Bloor.

**In total: there are 25 projects, 2225 dwelling units, 3300 residents. To summarize, this equates to six new “One Bedford” projects in the Annex.**

*What we do, the process:*

- Each project is monitored by one or more people of the P+D Committee.
- Project Review groups are formed
- Formal engagements occur in 'working groups' and include: Councillor, Staff, ARA other RA's and neighbours.
- Construction Management: participating in discussions where day to day construction activities on major projects impact the community.
- There are different P+D Sub-committees addressing: Development Principles and Policies; Downtown Roundtable, Affordable housing and Green standards.
- Engagement with the Community:  
Digital Public Square: an online project is developing an engagement survey. This will be a good opportunity for feedback and ideas from the community, especially as meeting is particularly difficult now.
- Quarterly Bulletins about projects and initiatives have been suggested and could be considered. Obtaining suggestions on interesting or urgent topics for a town hall might also be contemplated.

*Please contact us and let us know your thoughts.*

#### **9. Paul Martel Park update – Paul Richard**

Rita introduced Paul Richard to tell us more about the eco-restoration of Paul Martel Park.

Paul is heading up an Aboriginal restoration team, who received funding for 10 weeks.

He thanked Rita for the letter of support of the ARA for the funding. In addition, funds for a mural have been applied for. The Madison pub donated also to this project. Paul expressed his gratitude to the community.

*Q: Micky asked about the plantings that his group is planning.*

A. Paul mentioned that grasses and flowers need replanting and restoring. Various habitats are being planted: prairie, meadow flowers and woodland. Good planting will be possible this spring.

*Q. Gillian asked if there will be signs?*

A. There is a beautiful map in the tool shed that will be restored and replaced back in the park.

#### **10. Logo presentation – Johan Harteveld**

Rita introduced "volunteer extraordinaire" Johan Harteveld. Johan is a web designer by trade who generously responded to our call for help with the development of a new ARA logo and a new website.

Johan shared his screen to introduce the new logo and style guide for the ARA to establish a cohesive look for the ARA.

It was very well received! We thank Johan for his work and expertise and we are looking forward to using the new logo on our new website in a few months, as well as on all communication materials.

#### 11. **Digital Public Square – Allison Wallis & Farhaan Ladhani**

Screen shared by Allison Wallis. Farhaan, explained that DPS is a not-for-profit based in TO that focusses on building better neighbourhoods. He further expanded that many of us struggle to stay connected in our neighbourhood.

The Annex Project is one of their pilots.

The project deliverables are two-fold:

1. We would like more people to be engaged with the ARA and have a channel to communicate with the ARA.
2. For those people to be heard by the ARA, a new tool that provides more ways to engage with the ARA, especially for some people who we normally don't hear from.

*Is this a new platform (Rev Tay Moss)?*

Allison shared her screen showing a little more about the project.

For instance: Let's talk about - ARA subcommittees, various platforms. You will hear more about it when it is launched.

You might wonder if this will only be available for people who are online and have internet access.

Allison explained that she is working with people who need help with access to the tool. Topics and modules are chosen by community outreach basically, chosen through the work that the ARA does. There might be other issues that are not included. This is only a pilot.

*A question came up on what happens to the data derived from this tool?*

More questions to ask directly to DPS before the start of the project.

#### 12. **Trees, Parks and the Environment – Terri Chu**

Terri shared her screen and showed some of the things the committee has been engaged in:

- Mulberry festival 2 years ago. The focus on the environment was added to the committee before the pandemic.
- Trees in the Annex. Tree inventory is on the ARA website [www.theara.org](http://www.theara.org)  
We know everything about those trees. This was started over 10 years ago and it took four years to complete. It was decided to get a snapshot every 10 years. So, we can make longer-term planning decisions based on how neighbourhoods lost their tree inventory. What can we do to keep the tree canopy intact? We lost at least 10% of the trees. Which represents about 1,000 trees. We would like to redo the study now and start identifying target planting spots.  
We will raise money for 4 summer students over 2 years. We need volunteers.

Sandy Smith of UofT has been wonderful guiding us through this. We are in the planning stage to start the 10-year update.

- Other projects: we are working with Tay Moss, Reverend at Church of the Messiah, on the Distributed Gardening project in support of the Avenue Road Food Bank
- We now have three planting plots to do safe, socially distanced planting to help the food bank.
- Tree planting (on hold, thanks to Covid)

The more green space we have the better. Let Terri know if you want to help.

- Getting together for a Mulberry Festival and
- Maple Syrup: Tapping maples in your back yard.

Terri wants to make people see that trees are of value.

- Environment front. What does a post-covid Annex look like? She would like us to re-imagine what our places could be. Car ownership is going down. Ride sharing is on the increase.  
15 – 20 years down the line: How much can we plant in the area and create more kid space? Terri likes to think about reducing rides on vehicles and to reduce real estate for vehicles. She is looking for allies. Self storage on Bathurst at Dupont will be coming. They're looking at cargo e-bikes coming into the area and replace cars as a mode of transportation.

*Question: (John Ralston Saul): Are there any plans to identify the species of trees for example in parks, which would help people to learn to identify? This would be a lovely project.*

### 13. Update from Councillor Mike Layton

Mike shared with the group that he grew up on 123 Albany Avenue.

He thanked Rita and the ARA Board for facilitating to reach out to the ARA members and their committees. The ARA is unmatched across the city for its incredibly valuable involvement: to do more than just saying no and working with developers to make a better city. It is a pleasure to draw on expertise from the committees.

He thanked Terri for her idea of an electric cargo bike initiative and her work for helping residents connect during Covid time. The City rose to the challenge to respond to the immediate, ongoing needs during Covid so overall city services can be maintained. ActiveTO and other forward-thinking projects were an opportunity to make bolder moves.

However, there was a bit of a roll back in TTC services, but most of it has been restored. Never seen the level of demand there is now to providing services for homeless people.

The detox centres have been emptied without a plan. People come to cities because of the services. Centres have been reopened but we are still struggling. Further conversations to come. There is also the challenge of vaccines. City is ready to administer more but we don't have vaccines in fridges.

The inequality Covid highlighted has given us a chance to examine the way how we deliver services and to see the value in the vital, important role that people

play. Round tables with labour organizations took place addressing what changes we would like to see in a post-covid world to build resilience in care and environment systems.

Locally: we have had some major installations on Bloor Street. Davenport bike lanes will come. City's climate action plan includes: Declaring a climate emergency and increasing our targets. That motion is with the mayor.

Expectation was that city would come back with stronger goals. We haven't seen that yet. Excuse is Covid has delayed this by another year.

Local parks improvements: Huron Park received an investment from the city and a dog park should be underway.

Joseph Tyrell Burr Park on Brunswick will be updated by the end of the year.

Green line park will also get attention.

*Question: (Rita Bilerman) What can we do as a community to support each other during Covid?* Politicians are really good at devising plans, press conferences, documents and strategies. People have to start to hold us to account better: set goals, plan, announce a strategy. Sustaining the involvement is needed.

Re Vision Zero - some install is happening, but we are not seeing the commitment we need.

## 15. **Adjournment**

Motion to adjourn

Motion: that the 2021 AGM be adjourned.

*Micky Fraterman/Gillian Bartlett*



**NOMINATIONS FOR THE BOARD OF DIRECTORS  
2022 – 2023**

**Returning Board Members:**

1. Gillian Bartlett – Admiral Road
2. Rita Bilerman – Lowther Avenue
3. Terri Chu – Albany Avenue
4. Blake Connoy – Madison Avenue
5. Tija (Luste) Dirks – Brunswick Avenue
6. Micky Fraterman – Brunswick Avenue
7. Christine Innes – Kendal Avenue
8. Jim Jacobs – Albany Avenue
9. Lois Miles – Bedford Road
10. Terry Montgomery – Albany Avenue
11. Sandra Shaul – Kendal Avenue
12. Elisabeth Sisam – St. George Street
13. Ron Soskolne – Brunswick Avenue
14. Lynn Spink – Albany Avenue
15. Ko Van Klaveren – Prince Arthur Avenue
16. Henry Wiercinski – Chicora Avenue

**New Board Members:**

17. Lynne DiStefano – Bedford Road
18. Simon Freedman – Albany Avenue
19. Charlotte Mickie – Spadina Road (Spadina Gardens)



## ANNUAL COMMITTEE REPORTS 2021 – 2022

### **Communications: Gillian Bartlett, Chair**

This has been a momentous year for the Communications Committee with several critical milestones reached:

1. The new logo designed by Johan Hartevelde and revealed at the April 2021 AGM has now been deployed across all ARA official communications.
2. The ARA website ([www.theara.org](http://www.theara.org)) was completely re-designed and re-written, moving to a new platform – Nation Builder – and activated July 2021.
3. The weekly newsletter has continued to populate members' inboxes every Wednesday morning at 6:00 am (with the exception of 4 weeks' hiatus at Christmas).

While these achievements have been expressed in few words, it's no exaggeration to say that they represent literally thousands of hours of volunteer commitment and expertise. The new website has proven to be a boon for members registering for events or seeking information about ARA activities or making donations. Over 70% of recipients open their newsletter each week, and members have become increasingly engaged, responding to news items and at times submitting their own material for publication.

The Communications Committee has also recently been expanded, welcoming Charlotte Mickie to the core of Rita Bilerman and Micky Fraterman and combining expertise with Tija Dirks of the Membership Committee.

### **Heritage: Sandra Shaul, Chair**

ASI Heritage <https://asiheritage.ca/> was hired in June 2021 to execute two major tasks to gather the resources and build the foundation for a future study and plan for a West Annex Heritage Conservation District to be executed by Heritage Planning of the City of Toronto.

The first task is to build an inventoried survey of all properties outside of the East Annex Heritage Conservation District and the West Annex Heritage Conservation District Phase One: Madison Avenue. The boundaries of the survey are east of Bathurst Street, the south of side of Dupont, north of Bloor and west of Bedford Road. Taddle Creek Park and 50 Prince Arthur were added to the survey area, as approved by City Council. More than 1000 properties are being surveyed and inventoried, including parks and vacant properties.

The second task is to research and write an historical context statement of the area surveyed with reference to the broader context beyond the survey area. An historical context statement captures the social, economic, and cultural history of the neighbourhood, putting the contemporary form and character of the area within its historical context. (It is not a comprehensive history of the Annex)

A steering committee was established. Its members include Sandra Shaul, lead; Charlotte Mickie, Elliott Shulman, Tim Hadwen, Peter Rewega, Elizabeth Sisam, Lynne DiStefano, Jay Lilge, and Terry Montgomery. Support from the ARA includes Lois Miles, Rita Bilerman, Gillian Bartlett, and Henry Wiercinski.

The first steering committee was held in June and hosted jointly by ASI and the ARA to introduce people to each other and to define the project. A community information meeting was held September 23 to inform people about the project, outline its scope, and answer questions. It drew 62 people, including the presenters (ASI, ARA, and Maximum City, our facilitators). A first set of focus group meetings were held on October 12 and 14, which drew 44 participants including the team from ASI, the ARA, and Maximum City our facilitators.

An additional set of focus groups were scheduled for March 22 and 24, 2022. The project is scheduled to be completed by September 2022, and the final products—the property inventory and historical context statement will be presented to the City at that time. From there it is the City’s responsibility to study the area and make recommendations for what streets should be included in a future HCD.

### **Membership: Tija Dirks, Membership Secretary**

As of April 16, 2022 the ARA had 389 active members, comprised of 242 Individual, 117 Student/Senior, 25 Fanatical, 3 Small business, and 2 Corporate members.

This is a significant increase over April 2021, when there were 271 active members. Reasons for this increase include:

- Almost 1/3 of the individuals who completed the Annex Reflect on-line activity in summer 2021 and claimed the free 6-month membership reward, proceeded to renew with a paid membership when the free membership lapsed.
- When the ARA transitioned to the new web platform with NationBuilder in summer 2021, a strong push was made to urge lapsed members to renew or else they would not continue to receive the newsletter.
- Events such as the West Annex Heritage workshops, and fundraising campaigns such as the Tree Survey draw people to the ARA website who then join the ARA.

Traditionally, the ARA attracts new members or renewals at events such as the Corn Fest and Eat’n’Meets, and we look forward to more events in the coming years!

### **Planning + Development: Henry Wiercinski and Elizabeth Sisam, Co-Chairs**

The Annex is a neighbourhood that has experienced exponential pressure with no sign of slowing down. Population growth continues with more than 25 projects proceeding. The Annex Gleaner recently identified a number of projects underway but neglected to include several significant developments expected to add many more dwelling units. Over 70% of our residents now live in rental units.

Last year we reported that 2225 new dwelling units will be added bringing approximately 3300 residents to our community. This equals six new “One Bedford” projects in the Annex.

Close to downtown, served by four subway stations [with multiple entrances]and enhanced by parks and open green spaces, the Annex is a shining example of a livable community, an infinitely attractive place to live. As such, this desirable location is the focus of many development projects.

The Planning and Development Committee (P+D) advocates for responsible development that maintains and enhances livability, does not infringe on residents' rights, and is conducted within the guidelines expressed in Toronto's Official Plan. It represents the community in discussions with City Planning and our Councillor on all development applications.

P+D has participated in Councillor led Working Groups (110-116 Avenue Road - Sotto Sotto), engaged in LPAT and OLT appeal applications which were successfully mediated (78-90 Queen's Park and 1109 Bathurst Street), won (64 Prince Arthur) and lost (287 Davenport and the Remenyi site at 210 - 208 Bloor West).

An important initiative this past year has been to create Planning Principles and Design Guidelines by which projects can be evaluated. By embracing the principle of measured growth and articulating with absolute clarity our community's guidelines, our hope is to move our community from a reactive to a proactive position regarding development applications, and to ultimately achieve a secondary plan for the Annex. The goal is to maintain and enhance our livable community. While this is a challenge, it is also an opportunity.

Project reviews and concerns are not restricted to design issues alone. Sustainability- environmental, social and economic issues are all important and affect us now and in the future. Concerns about the 145 St George Street redevelopment project highlighted the plight of our long time residents who will be displaced. Demolition of 145 St. George Street, a large 12 storey building with 130 units and construction of a large tower will increase embodied carbon and our carbon footprint.

Residents also participated in Community Reflects, an on-line digital survey developed by Digital Public Square and P+D to gather input on priorities within our neighbourhood. Over 1000 residents participated in the survey.

Working together with our neighbouring Residents' Associations, we advocate for improvements along Avenue Road from Bloor to St. Clair that will widen traffic and slow down traffic to prioritize pedestrian safety.

Records of P+D Meetings can be found on the ARA website along with Project Position Statements for projects that have been reviewed by the team.

### **Trees, Parks & Environment: Terri Chu, Chair**

The 10-year tree survey update will take place this summer. Expect to be paid a visit from tree surveyors. Please let them onto your property so they can measure your trees, assess their health, and record relevant information about your tree.

The ARA, working with Dr. Danijela Puric-Mladenovic and Dr. Sandy Smith will be conducting this work with the help of graduate students and community volunteers. If you'd like to volunteer as a community tree surveyor, please contact us at [info@theara.org](mailto:info@theara.org).

We hope to revive the Mulberry Festival this year that has been disrupted by COVID. For anyone wishing to get involved, please get in touch at [info@theara.org](mailto:info@theara.org).