

Active 18 AGM Feb 12, 2008-02-12
7pm – Theatre Centre. Huge snow storm.
Chair JF, minutes MG
Introduction by JF.

First order of business – special resolution for allowing Voting by members that have not been active within the organization for more than 60 days.

Stan Denniston –motion.
Steven Wood seconded.
All in favour – passed.

Financial report by SW.

Slide shown – Financial Overview 2008 slide. (see sw for details).
Move to accept treasurers report.
Stan Denniston. Second Kelly McCray. All in favour – passed.

Report on Neighbourhood by Charles Campbell.

Directed everyone to website for full on details. Show map of triangle.
Eventful set of occurrences, OMB for the past 2 years regarding 150 sudbury, 48 abell and 1171 queen.
Details and dates of settlements. Reference to Artscape deal – 56000 square feet. Settle with Baywood/City regarding park (.3 hectares) Carnegie Library gets 1Million dollars of S37 monies towards theatre centre. Even though community still thinks that there is too much development. 1 key issue – City fought hard for Non res space within developments for employment in area. So don't turen into full on residential area. Theatre centre will need more \$ - are there other S37 monies from other dev's or will the city direct all monies toward this project.
Baywood proceeded to buy more property in triangle (reference sites on map). 1181, Dovercourt and Queen, Lisgar block and donut shopt. Have 4 pieces of property and there are issues still outstanding: scale of buildings on queen is an issue with community. City is supporting 8 storeis on Queen street, Charles thinks we would lose a fight against 8 stories because city supported it.
Issues around design of building on queen street and design of buildings around the park and PUBLIC space isseus. Ie. Spac e inbetween buildings remains public – laneways, walkways, interior parks, queen street, park space. Could be fun and positive planning exercise. Will talk about park charrette later in meeting.

Problem #3 is – the 'gateway' neighbourhood. Empty industrial buildings – mirror of what we jsut went through in triangle. A18 already had a meeting with one developer regarding CommuinityPlan or Secon dary plan – keep employment space, good design important feature for a18. A18 committed to employment in this neighbourhood. We'll organize over next year working groups to help deal with these new issues

S37 – explanation by Charles. City makes deal with developer in exchange for developer doing something. What it has evolved into is community uses paid by developers to do things for city.

But full of complications: who controls the \$, what is the formula? Where does the \$ go? Liberty village woman spoke about her \$ going to scarborough things. Charles says we are going to try to keep all \$ in this neighbourhood

Neighbourhood question: what's coming up with Context development/Sanko bulding area.

We have no secondary plan for this area, questions around industrial zoning area and planning dept is so UNDERSTAFFED that they can't deal in detail with things. We need to be proactive and have work with any influence we may have

Artscape was part of a S37. Westside lofts. Question about how that deal worked. City gave \$ to artscape - seemed like a tradeoff. 1\$million went to rehabilitate the theatre centre, artscape got space at cost to get 60 live/work studios in neighbourhood. Gave away height for studios. Worry about the deal from community. SC did vote, we had a community meeting at the Gladstone asking about the deal.

Each building should have s37 contributions – dev's seem to see this as giving extra.

Public spaces Park Charrette: March 2.

Show map of all pathways, mews, laneways, park, greenP, public spaces on private lands. No design for this right now – we want to work on how this looks like. Markets, movies, performances, etc. Adam Giambrone is chair of the Charrette. JF invites all to come – dream up a vision, collectively. Have landscape arc's, a18's, ken Greenberg, etc. Want people to take stewardship of this area – come on down. Affect the shape of the space that is a collective/community place.

Passing around signup sheet for new 3 committees. Park, Gateway and Queen street design.

Paul Gagne talks about the Gateway. Had prelim meeting with Context developments regarding this plot of land. Did Radio city, District Lofts, Bathurst/South West/ Tip Loft lofts, Spire. Show on map the Sanko toy factory. Show dufferin jog and expropriation of land for park. City proposes a Linear park north of queen. A18 met with Howard Cohen regarding potential proposals and designs for this area. Looking for community support for his project. HC is hoping that city will allow a Mixed Used development – changing from Industrial zoning. Need community support for changing the confines of the boundaries to change. HC's rationale is that his land would get orphaned off and it doesn't make good urban planning sense. Linear park is pathetic in design right now. HC had an idea to do a land swap with city – to flip the park area so that the community would get a more usable and interesting park area. Mixed used dev could then front right on dufferin street then if land swap/boundary issue is resolved. Fine line between communities best interest and being in dev's pocket. But we are at a great point starting with HC this early in the deve. We said to HC that we would be interested in proceeding if they helped us do a Neighbourhood plan (which is similar to a secondary plan).

The plan would include the Price chopper, up to Florence and down to Gladstone area.

Trick will be employment lands zoning to retain jobs. Crucial. Numbers don't actually matter in the zoning. Do a 401 richmond thing and we have more jobs, hubs, etc – way more people will have jobs. We're looking for more humane interface for dufferine street area. JF – we are interested in investigating things with context. Could be a major breakthrough in the design and planning process in this city. Councillors don't weigh in, OMB isn't working. Adam Vaughn trying this in his ward. He has major development slate in his ward – JF says we should look to his ward for ideas.

This is cutting edge and early stages of design and dev. Neighbourhood Plan will cross Wards. We haven't brought in the next ward. We will be doing a charette with Context. Neighbourhood gateway plan vs a REAL Secondary Plan – what is the difference. What is the model we need? What is the difference – and actually having an effect for us.

Kevin B responded: Secondary Plan will have standing in the OP which will then be used. Not every area of city has an SP – south of Queen street has an SP but ignored by OMB. We're not in the same situation as the triangle. City doesn't have to change zoning. City will ask – do we want to do this at all. There is no SP for north of queen. City is interested in hearing from the community on this issue.

What kind of plan can community make that will actually stick with City? How do we get approval?

We can approach the city, how to we get it inserted in the OP. Giambrone has to present it, land owner can submit a formal application to submit an SP into the OP.

Charlie: can submit a simple SP. Set of resolutions that we want for the area. Needs to be passed by city council. Developers could appeal to OMB the SP and can get. Planning dept doesn't have resources for producing any of these things. Does have potential.

KB: glad community is involved at this stage, As we enter a visioning project – city needs to know that it can think out loud.

Cannot appeal to OMB a SP in OP – if there is a rezoning especially when we are dealing with Employment lands. This will be a huge point in the next pile of developments.

Voting – slate presented. Michelle VanEyck. Coming forward – lives at 48 Abell for 2 years. Was at OMB and is at Waterloo with doing her Master's thesis on the triangle issue.

Move to accept the slate: Michael Maranda and Joe Bart second. Passed.

Attendance: large snow storm, approx 20. KB from city and Steve from Context.

Last order of business the Be It Resolved That: see resolutions. Asked for additions or edits. Other business:

Queen street bars

Randy: comments about large influx of bars. Worry about quality of life in neighbourhood. Respect residential aspect of neighbourhood.

We added the fourth point to Active 18 mandate: bars, how many are we accepting, 12 bars in 2 blocks. Beaconsfield res association.

MVE, how many establishments with liquor licenses are allowed in this hood. Address the proliferation of bars and patios on queen and back alleys.

Be It Resolved that (Active 18 mandate)

The mandate of Active 18 is below:

Be it resolved that Steering Committee Active 18 Association continue to engage with the City of Toronto, developers, and local residents, advocating:

- That new public space be well funded, well designed, sustainable, and have substantial public control;
- That design of new buildings on Queen Street West is respectful in scale and design to the existing context, architecture, and usage;
- That new development North of Queen have maximal employment opportunities, great design, and a neighbourhood plan for orderly development that respects the essentially residential nature of that neighbourhood;
and
- Against the proliferation of bars and patios on Queen Street West.

Fraser smith has motioned and moved the mandate for the BIRT mandate.

Tanya Osmond seconds the BIRT

Meeting adjourned.