



Grange Community Association

www.grangecommunity.ca

MINUTES Monthly Board Meeting

Wednesday, February 20, 2019, 7:00 - 9:00 PM

In Attendance: Daphne, Christine, Nadia, Willy, Brian, Max, Louise, Geoff, Charlie, Ralph

1. Welcome:

2. Green Plan and Grange Park:

Community Green Plan meeting:

- May be good idea to combine with GCA AGM meeting. Ralph to consider.

Orientation session re St Patrick parkette:

- Anthony and Brent in Councillor Cressy's office wish to do an orientation walk-about of St Patrick parkette and Market and adjacent area. Geoff and Ralph will set this up in March after Brent has a briefing from City Legal about the Market lease.

Park maintenance, snow removal

- Snow has still not been plowed on Beverley along the length of the park; City is responsible for plowing this sidewalk. Walkways within park are also not plowed very well.
- Max will check with Mike at AGO to see if "enhanced" Grange Park maintenance included snow removal and if it might include snow plowing of Beverley sidewalks adjacent to the park.

Relic Park status:

- \$50,000 grant available for park development; proposal is due 22 March – Liz has agreed to take lead on it.
- Will need to clarify from Councillor Cressy what matching money can be made available from his office. Section 37 funds may become available, but less certain
- Waiting for Relic Park Prospectus to be finalized soon by Bryan Jones.

3. Community Standards:

Hydro One upgrades (open house):

- Open house on 26 February at the Marriott on Bay Street

180 John St.:

- No issue lately, but should keep an eye on it.

St Patrick's Market

- Brent at Cressy's office has lead on this issue

- There is still a major graffiti issue at the Market. Anthony at Cressy's office said that City can't remove graffiti in winter because of cold weather. Apparently though, this is not an MLS policy. Eventually the City relented saying that graffiti would be removed within two weeks, though it is still there as of February 20.
- By end of February, Brent he will get back to us on scheduling a meeting in March. Meanwhile City real estate and lawyers are taking pictures of property and investigating.
- Councillor Cressy is of the view that the most likely outcome is a city buy-out of the St Patrick Market lease.

John Street Farmer's Market

- Historically the market has run on Wednesdays in the summer. However, the Church has decided to end farmer's market for 2019.
- Nadia queried whether someone in community might want to take it over and run it. Returning a small profit is possible.
- It was suggested that it may make sense to have a larger farmer's market (e.g. City Hall Market) run the John Street Market as a satellite operation. Nadia will reach out to University Settlement and larger farmer's markets to see if there is any interest.
- Others who may have interest include the John Street "Cultural Corridor", and OCAD U (Ryerson University runs a farmer's market),
- Eventually, one could envisage the farmer's market moving to St. Patrick's Square.

4. Planning & Development:

170 Spadina decision

- The site owner, Plaza, went to the OMB 2 years ago, then again recently
- Neighbour to the north objected that light would be blocked to his southern facing windows by proposed building. Max rejected argument because most light is diffuse or indirect In the end the argument rejected by OMB
- Max suggested that developer put parking spaces up for sale before deciding on the size of the underground parking. In the end the parking was reduced by 2/3rds
- OMB ruled that building had to be 12 stories (width of Spadina Ave), not the proposed 18

RioCan Hall, 160 John St

- Design appears to be good, but always risk finished product doesn't match initial designs
- Mostly brick and windows on John Street section to match heritage building, 6 story podium with 2 residential towers proposed.
- Urged RioCan to provide dog run indoors or out
- Max proposed that there should be very limited parking, mainly for the public not owners

250 Dundas West

- Developers at Dream (250 Dundas) seem to be reasonable, but they are in continuing dialog with the City.
- We have talked to them about Relic Park, and they think it is a good idea
- Max advises that community consultation was quite civil, but the city planner, as usual, spent the first half of meeting explaining the by-laws and zoning
- No new shadow mapping was provided for consultation, but report from arborist said that shadowing will not have effect on trees. We will ask Dream if they will set aside money to replace damaged trees and plants.
- 3 bedroom unit sizes proposed are very small at 700 square feet. Views expressed that it would make sense to have a slightly higher building, but larger, more livable units. The counterpoint is that smaller livable apartments might be possible; the "Smart" condos on Queen West are an example.
- Aviva Pelt has taken over city planner position for this project from Nathaniel Baker.

5. Institutional:

GCA website

- Volunteers needed to review, edit, or draft website content
- Website to go live at the end of March, if possible

Enlarging GCA Boundaries

- Max proposes we expand GCA east to Yonge St. While it is mostly commercial and institutional, there are a few condos that could join CGA there. Also advantageous to have some new institutional members located east of current boundaries
- Should also consider expanding southward
- Ralph to discuss with Councillors Cressy and Layton.

AGM Planning

- In response to Councillor's office, Ralph decided to separate the GreenPlan public meeting from the AGM, with the former held in late April, and the latter, in May. The agenda is too big to combine meetings.