



**GOODERHAM & WORTS
NEIGHBOURHOOD ASSOCIATION (GWNA) INC.**
Website: www.gwna.ca Twitter: @GWNAtoronto
Facebook: Gooderham & Worts Neighbourhood Association

MINUTES OF MEETING held
Monday, October 3, 2016
80 Mill St, 2nd Floor, 7:00 P.M.

Directors present:

Samantha Anderson (President and Constitutional Review Committee)
Claudia Pardo (Secretary & Social Committee Co-Chair)
Corinne Bryers (70 Mill Street Representative)
Jane Robinson (Representative for 80 Mill Street)
Michael Brewer (Development Committee Chair & VP External)
Keith Veira (Director at Large)
John Tran (Constitutional Review Committee)
Jose Castillo (Membership Secretary & Representative for 390 Cherry St)
George Hume (Representative for 39 Parliament)

Regrets:

Phylis Coles (Past President Ex-Oficio)
Alan Coles (33 Mill Street Representative)
Salim Jamal (Director at Large)
Parrish Offer (Communications Committee Chair)
Hamida Jamal (Director at Large)
Sheila Iseman (Treasurer)
Ilda Caldwell (Representative for 70 Distillery Ln)

1. WELCOME AND APPOINTMENT OF MINUTE TAKER

Samantha Anderson, President, chaired this meeting and called the meeting to order at 7:07 p.m, Claudia Pardo was appointed Recording Secretary for the meeting.

2. APPROVAL OF AGENDA

A **MOTION** was made by Jane Robinson and seconded by Michael Brewer to approve the Agenda. **MOTION CARRIED.**

3. MINUTES OF SEPTEMBER 12TH MEETING

A **MOTION** was made by Corinne Breyers and seconded by John Tran to approve the Minutes of the Meeting held on September 12th, 2016. **MOTION CARRIED**

4. REPORTS:

5.1 Treasurer's Report: Sheila Iseman – Pending for next meeting

5.2 Membership Report: Jose Castillo reported there are 188 members.

5.3 Development Committee Report – Michael Brewer

1. Distillery Development Application

- a. OMB pre-hearing took place August 2, GWNA has registered as a participant in the proceedings. A mediation session will be scheduled in advance of the hearing.
- b. The Development Committee has begun compiling ideas and examples to support items outlined in the issues list. If anyone can provide concrete examples (ie. pictures of traffic congestion, unsafe loading, illegal parking to support our claims that there are existing traffic issues that would be compounded by the development) that could be presented at the hearing to development@gwna.ca.
- c. A second pre-hearing has been scheduled for March 7, 2017.
- d. Hearing has been scheduled for the two weeks starting May 8, 2017.

2. **31 Parliament Development Application** : Application has been submitted for a 49 story mixed use tower. City Planning staff consider this application over-development and have said further consideration of this application is premature until the built form study and Official Plan Amendment process is complete. Owners have registered as a party for the hearing currently at the OMB as the outcome will likely impact what they are able to build.

3. Official Plan Amendment and HCD Study

- a. Community consultation on the proposed Official Plan amendments is tentatively scheduled for November 1.
 - b. Heritage Conservation Study will recommend that a Heritage Conservation District should be established to identify contributing properties and how future development can be managed to conserve and enhance the heritage character of the area (www.hcdtoronto.wordpress.com).
4. **Gardiner East:** Final EA submission will be made end of October. A public realm implementation strategy is being developed with multiple phases: Audit, Assessment and Recommendations leading to design and implementation. Will be reporting back on Implementation Strategy to council in the fall and seeking public input following completion of the audit and assessment. Publicly available for comments at that time. Any concerns, please send to Michael Brewer.
5. **Don Mouth Flood Protection:** Due diligence report on the scope and costing of the Don Mouth Flood Protection is being reviewed by the three governments and should be going to the City Executive Committee on October 26th. At this point the city will need to commit its 1/3rd share of the costs and identify funding mechanisms for the city share. The Development Committee is recommending that GWNA act to encourage the City to secure the necessary funding and to move forward on this important initiative.

A **MOTION** was made by Michael Brewer and seconded by Jane Robinson, that the Board authorizes the Development Committee to speak in support of that funding proposal.
MOTION CARRIED.

Tomorrow is the West Don Lands Liaison Committee meeting if people have any concerns please speak to George Hume and Jane Robinson in this regard.

5.4 Communications Committee Report and Distillery District News

Samantha reported that there will be an evolution on the facebook page, changing from Yahoo to Google Groups. If you have any questions, please direct them to Parrish Offer.

Distillery District News: Keith reports there is good engagement to the online version. They're working on finding information to include.

5.5 Constitutional/By-Laws Review Committee report – Samantha Anderson and John Tran:

- Constitution and By Laws indicate who we are and how we are accountable as GWNA.
- Samantha provides an overview of what the Constitution and By-Laws include, as well as explains the mandate, members and meetings.
- She explains that GWNA is actually a corporation, which means we are an entity with objectives and how we're formed.
- There are different membership types:
 - o Residents
 - o Corporate members: Condo Boards.
 - o Associate members: those who don't live in the area but subscribe to be a member of GWNA.
- For people who pay on October 31st, your fees carry forward to the next year.
- The monthly meetings are Board meetings where residents and members are invited. The by-laws provide that we should at least have 1 every 3 months, but right now they're being held monthly.
- The AGM is mandatory to have every year.
- As per the by-laws, committees are not mandatory to have. The only committee that's mandatory is the nominating committee, but GWNA has chosen to create the other committees in order to distribute tasks in a more efficient way.
- Next steps:
 - o Continuing to review proposals that were brought up on the last AGM
 - o Reviewing duties of officers and how our organization currently looks. What committees should be standing committees and not just ad-hoc.
 - o Present findings from discussions on January 9th, 2017 and February 13th, 2017 if needed.
 - o Present proposed amendments if any in our 2017 AGM.

5.6 CPLC report – Corinne Bryers: Nothing new to report.

5.7 Social Committee report: Only working on the Holiday celebration in December. The SC will meet at the end of October, beginning of November and report on this in the November meeting.

Other Business:

- In our last meeting it was approved that Board Meetings were going to be held on the 2nd Mondays of the month. We'll have the Board meetings with a speaker. President suggests that the April meeting is used as procedural meeting without a speaker. Just to clarify, all GWNA meetings are Board meetings where residents and members can attend.
- The AGM has been published. The current date falls on March Break, and proposal is to move it to March 27th,
- Our December meeting was a procedural meeting where residents are invited to attend to also have a Holiday celebration.

A **MOTION** was made by Samantha Anderson and seconded by Michael Brewer to move the AGM to March 27th, 2017. **MOTION CARRIED.**

6. GUEST SPEAKERS:

6.1 Lana Vukelic – Distillery District General Manager

Lana started with a history presentation of the Distillery District presenting a timeline of events that affected this historic site until the conception of what it would become as of 2002. She also showed all the works that took place in order to convert the exterior and interior of the Distillery District.

Future developments

Ribbon building and Rackhouse D:

- Ribbon building is meant to be shops and restaurants on the bottom level and 2 levels of offices. The condominium will go closer to the west side. There's a green roof proposed on the Ribbon Building, modeled on the Highline in New York City. It's going to be a pedestrian area around the building with no vehicle access.
- Rack House D: corner of Trinity and Mill, still going through rezoning. The idea is to keep the facade where the hotel is supposed to be (6 levels) and then it would be residential on top.

Questions:

How come when the first owners moved in, they were told that there will only be 3 towers? R/Original density was 3 towers, but with the new vision and proposal has come a request for additional density.

What is the timeline? R/ It will depend on logistics and what's pending but an estimate is about two years.

Where is the Ribbon building in terms of approval? R/ Ribbon building has been approved.

What's the proposal for the residential tower about Rack House D? R/34 floors.

Party goers tend to congregate on Gristmill Ln and many complaints have been exposed to Distillery District management without success. It is asked that the security guard do not allow congregation of people in that area.

How can we as residents have respect of quiet enjoyment of our homes, if we already have issues with noise. How's putting more residential going to alleviate the current issues and how's part of the DD's vision? R/ We try to work with the residents on these issues, but we can't reach out to every individual. The idea is trying to find a happy medium through collaboration with the developer and people who live here.

The plant pots behind the Gooderham, are they going to stay? In the meantime yes, they're working with the property management of the buildings instructing about the fire lane. The pots will have foliage.

6.2 Claudia Calabro – From Pam McConnell's office

- Not much to report on as most topics were already reported by the Development Committee.
- If you're having troubles or any concerns in regards to the construction on Mill St, please contact Claudia Calabro.
- Cherry St median: not much info from staff in this regard yet.
- Aging in Place: A group started at 39 Parliament which will meet on October 13th, from 7 to 9PM. A person will meet with them to talk about senior strategies.

Questions:

There was a rumor that came out from a West Don Lands meeting saying that permit parking will be increased in the area? R/ There's no information or anything that says this will happen.

Cars are getting into the streetcar lane, is there anything being done in this regard? R/ A new sign was installed, but it seems not to be enough.

A **MOTION** was made by Samantha Anderson and seconded Michael Brewer for GWNA to be part of the Waterfront Coalition when the subject is brought up. **MOTION CARRIED.**

7. Next Board Meetings

November meeting:

November 12th, at 39 Parliament with Councillor Pam McConnell.

8. Meeting Closed

Meeting closed at 8:49 P.M.