



UPPER JARVIS
NEIGHBOURHOOD ASSOCIATION

Meeting Minutes

Casey House – 9 Huntley St.

Wednesday, March 22, 2017, 7:00 pm – 9:00 pm

www.ujna.ca

Chris Kowal - President, Dennis Magill - Vice President, Carmen Kilroy - Co-Chair

1. Review and Approval of minutes:

Approval of minutes from the October 19, 2016 meeting were passed by Mary Proulx
Seconded by Dennis McGill. Passed.

2. Treasurer's Report

Chris showed the bank statements. Balance of 1262.47 at Feb. 28, 2017.

3. UJNA Executive Update

Chris will continue until further notice.

4. Selby development (592 Sherbourne St/15 Selby) John English, VP Development at
Tricon

They are currently working on the 17th floor, averaging one floor per week and expect to be finished pouring concrete by Nov. 2018. There are 12 trucks delivering concrete daily and one daily delivery of precast and steel respectively. Residents of Selby in attendance reported problems with concrete wash freezing/plugging and flooding the sewer openings and the sidewalk and road. John asked them to contact the site supervisor. There have been some changes to the exterior finish materials (terra cotta to brick). The City has approved these changes. The building is designed for ~500 rental units (1,2,3 bedroom). There will be 24-3 bedrooms, ~1000 sq ft. Rental rates are still to be determined, however comparable properties are charging ~\$3.10/ft. Amenities include gym, spa. Glass will be clear blue-ish colour. There will be onsite management and a concierge 24/7. Parking ~140 spaces and 500 bike stalls. They will begin to lease up 6 months in advance of occupancy. They are planning for restaurant-type retail at ground level on Sherbourne.

Residents of Selby St. reported that the laneway running south off Selby near the worksite is breaking down. John advised residents to contact building staff/ developers with their concerns. Residents of Selby reported cracking in their houses. They were advised to document/photograph any concerns and get together to approach developers collectively.

As part of the Section 37 development fees, 15 Selby (the detached house to the west) will be offered to the City. It is understood that this property will be affordable housing. David Hayter will ask Brian Bagley regarding his recollection that a trust (with funds from this development) was to be set up to maintain 15 Selby.

UJNA Action Items: David wants the past meeting minutes pulled to see if there has been mention of the trust. John suggests UJNA follow up with the City on how the Section 37 proceeds are allocated. John can confirm the amount.

5. **Fife House** proposal for 9 Huntley St (currently Casey House) Hollie Devlin (Board Chair) with Michael Blair and David Currah

FIFE houses people who are HIV positive. They are proposing to take over the original Casey House property and converting to a 20 bed, high support, transitional housing facility targeting the chronic homeless population that also have complex health problems. They are developing an 18 month program to help people develop the skills they need to live independently. Operational funding has been secured. There will be onsite medical support. Drawings by HOK are complete and will be submitted shortly to the City for zoning to residential care facility. All renovations are internal, with no envelope changes except for HVAC upgrades and window replacements. Renovations are anticipated to take ~6 months. They are trying to keep some of the Casey House elements (e.g., main floor reception room). Exterior accessibility ramp will remain. They have secured about 2/3 of the \$2,000,000 required for renovations.

UJNA Action Item: Motion to include information on this project in UJNA newsletter and that UJNA write a letter of support moved by Dennis McGill. David Hayter seconded. Carried.

6. **Casey House**, Joanne Simons, CEO of Casey House

It is anticipated that by May 1 the work will be essentially complete, and staff will be able to start their orientation to the building and amenities. About 6-8 weeks later, residential clients will be moved from the old site. Day programs will start first, and will see the gradual phase in of 150 clients previously being serviced at home coming to Casey House. There will be one more crane to drop landscaping in centre courtyard. UJNA will receive an invitation to tour space prior to patients being transferred. Official ribbon cutting in September after TIFF.

7. Roger's Chris Otiguy, Director of Facilities-National

There are plans to finish the Huntley St. entrance landscaping as soon as the weather permits. HVAC replacement will be done on 3rd storey roof between Selby and Linden. Chris will let UJNA know the schedule for this work. Sound testing has been done to ensure it meets City requirements. Residents are invited to let Rogers know of any problems/concerns. The equipment will be the same as existing/match the green of the existing façade. Chris received info from Toronto Hydro about upcoming work replacing infrastructure that will run from April to October in the area bounded by Bloor Charles Huntley Jarvis. Chris will share this notice. There are still no plans for vacant properties. There is a new CEO coming in the summer from Telus. Rogers is a corporate member of another neighbourhood association. There were some concerns expressed by residents that people are sometimes leaving the underground garage, making illegal turns north on Huntley, and that snowplow operators are pushing snow from the loading dock area on to the street. Chris invited residents to contact her with any concerns about the site. Rogers pays to be a corporate member of another neighbourhood association.

UJNA Action Item: Contact Bloor St. neighbourhood association to find out membership fee structure.

8. Our Lady of Lourdes construction Father Terry Fay

Repair work on the site will include rebuilding the columns at the front entrance, foundation work, levelling the back patio, removing the parking lot asphalt and installing drainage, repaving the parking lot and completing the wall along Lourdes Lane. This wall will be rebuilt with an additional 6 inches to height of wall and a metal bar fence will be installed to meet City requirements. There have been delays in getting approval from City. New lights and fixtures will also be installed in the parking lot. Construction to begin end of May, will be finished in August.

9. UJNA website

Chris demonstrated the website and showed some of the features of the new design.

10. Local Items

- Isabella St. construction information reviewed.
- 8 Earl St.

There are community concerns about work being done without permits. According to the contractor, the intention is to have the new owner live in the large space and rent out the basement. Renovations have been completed that have changed the pre-existing 2 units into a single unit. It is registered with the City as a triplex. A dumper bin is in place in the front, and the basement floor has been removed. There is no tree protection zone in place, and the City trees in the front are at risk of damage and soil compaction. The City inspector has visited the site, however, they are not in violation at this time. The Forestry department has been notified about the lack of tree protection. Residents will continue to monitor the activity.

- Drug paraphernalia

Residents discussed their observations of increased drug use in the neighbourhood. Casey House hands out harm reduction kits. Chris asked that any photos of drug dealing be sent to him. These observations will bring up at 51 Division liaison meeting. Individuals are encouraged to call non-emergency number to report sightings.

- Treacherous snow and ice issues in “Linden Lane” connecting Linden St. to Selby St.

It has been ascertained that this lane not wide enough to commercially plow.

UJNA Action Item: Write a letter to the City to ensure that the lane way is salted and sanded.

- Blocking of “Linden Lane” by people parking in front of the entrance

Discussion ensued, and it was generally agreed that due to limited space and the tight turning radius, physical barriers (posts, planters) would probably be impractical. Residents are encouraged to call the parking authority if they see this violation.

- Problems with cleanup of leaves on local infill streets and possible solutions

Chris showed a City street sign that indicated when residents should not park in a designated area to allow for leaf removal as a possible solution.

- 159 SW+ condo development update

It is anticipated that excavation will start in October 2017.

The following Agenda items were not discussed:

- Revisiting parking hours restrictions on Huntley St
- “No Exit” sign on Earl St and Earl Pl update
- 551-519 Jarvis site sale update