

**MINUTES OF YQNA MEETING #64, Wednesday, November 23, 2016, Radisson Admiral Hotel,  
249 Queens Quay West  
Chaired by Ed Hore**

**Residents (who signed in) attending:**

10 Yonge St. – Ed Hore, H. Katwaroo  
10 Queens Quay West – Ralph Reda  
1 York Quay –  
33 Harbour Square –Helen Skwarok  
55 Harbour Square – Ulla Colgrass  
65 Harbour Square – Bob & Celia Rasmussen, Klaus & Friedel Hatje  
77 Harbour Square – Laura Cooper, Nan Cooper  
99 Harbour Square – Harold Swartz, Margaret Hollingsworth, Kate Lee James  
208 Queens Quay West – Estelle Weynman, Eva Sarenland  
218 Queens Quay West –  
228 Queens Quay West – Carolyn Johnson, Gordon & Elaine Moores  
230 Queens Quay West – Kasia Introwski  
250 Queens Quay West – Claire Sparks  
251 Queens Quay West – Allen & Angie Rivers, Chiko Chakravertz, Diane Cordell, Andy Reddon  
260 Queens Quay West – Wayne Christian, Marcia Boyd, Carol McCanse, Randy Craig  
270 Queens Quay West – Neal Colgrass  
280 Queens Quay West –  
350 Queens Quay West –  
34 Little Norway –

**Guests:**

**Ron Jenkins – guest speaker**  
**Michelle Knieriem – City Planning (guest speaker)**  
**Brent Gilliard – Assist. to Councillor Joe Cressy**  
**Tom Davidson – Assist. to Councillor Pam McConnell**  
**Parul Barisal**  
**Thorben Wieditz, David Anderson, fairbnb**

**1. Adoption of the agenda.**

On a motion by Ulla Colgrass, seconded by Estelle Weynman, the agenda was adopted.

**2. Adoption of Minutes** from September 14, 2016 meeting.

On a motion from Carolyn Johnson, seconded by Nan Cooper, the minutes were adopted.

**3. Chair Ed Hore introduced Brent Gilliard** to report from Ward 20.

Brent outlined recent or planned events in the area:

- The new playground at the Rees Street Parkette is open for use.
- The re-use of the parking lot at Rees Street will be open for public discussion early in 2017.
- Next Monday 6-8 pm at the Waterfront Neighbourhood Centre there will be a meeting on the Bathurst Quay Study, including ideas for the silo site.

- The Cavalcade of Lights at Nathan Phillips Square will be next weekend.
- For the City budget a long-term fiscal strategy is being developed.
- On Friday the 2017 budget will be released to the public. The call for an overall 2.6% cut is a concern. Commentary will follow, and comments are sought.

Q. Are there too many supervisors in the City staffing structure?

A. It seems unlikely given the many years of cost cutting.

#### 4. Chair Ed Hore introduced Michelle Knieriem.

Michelle is a planner with City Planning, in the West Downtown section. She outlined some local planning applications:

- 350 to 390 QQW, Maple Leaf Quay, OPA and re-zoning. The applicants, Retirement Concepts from BC, want to demolish the 3-storey building in the centre and put up a 29 storey tower with 343 units. This, plus northerly extensions to the two remaining towers, will result in the loss of 43 parking spots. The proposal exceeds the gfa limit on the site, and has already been appealed to the OMB. Issues include height, context, servicing, wind effects, unit mix, outdoor amenity space, and conformity with the tall building guidelines as the floor plate is 860 sq.m. Tenure is proposed to be rental.

Q. The Peter Street Slip needs to be cleaned up.

A. The centre of the square is City land; the BIA has offered to take care of it.

- Bathurst Quay Neighbourhood Plan: the study findings are expected to go to Community Council in Spring 2017. Susan McAlpine is the planner on this file.
- Block 31 in City Place: the site is next to Canoe Landing Park, and is proposed to contain two elementary schools, a daycare and a community centre. The building will be three storeys with a usable roof. An approval report is going to Community Council this month and on to Council. Opening is targeted for Fall 2019 with space for 350 students in each school.
- The Bentway Project (under the Gardiner) is 1.75 km long from Strachan to Spadina. Features include a trail, a skating loop, a bridge over Fort York Boulevard, and the Strachan Gate Timber Pier. The project is privately funded. Construction is planned to begin in July 2017, with skating from December 2017. Later phases are planned but not funded.
- OMB Reform: The Province has released a Consultation Document. City comments are in a report going to the November Planning & Growth Management committee.

Q. There was a public meeting last week, after the report was written, so how can our views be heard? Can we get rid of the OMB?

A. Tom Davidson – has insight from working with the Province on this. They will not totally abolish the OMB. Council has asked that it be abolished or that Toronto can opt out.

Q. What's the reform process about?

A. More focus on the public and a less adversarial climate. More weight to be given to local issues and local Council's decision.

#### 5. Chair Ed Hore introduced Tom Davidson to report from Ward 28.

Tom provided comments on the following topics:

- Budget. A report on the status of the Planning staff complement is going to the November Planning & Growth Management Committee meeting. There are not enough staff to be proactive.
- Jack Layton Ferry Terminal Phase 1. There will be a stakeholder meeting next week. A gateway is planned at Bay Street. Funding is available from the general parks budget as well as local parks levies from development. Pam is working on a funding strategy for the entire Master Plan. Section 37 funds are also being used for the terminal. A play feature is planned along the queue area in accordance with public consultation. Implementation is planned for Fall 2017. Lighting improvements in Harbour Square Park are to be co-ordinated with the Master Plan.
- 45, 81 and 141 Bay Street - office towers have been approved. They will provide a new GO bus depot and POPS over the rail corridor. They will contribute \$4 million in Section 37 funding for the ferry terminal and PATH connections.
- 1 to 7 Yonge Street has been settled at the OMB. There will be 5 towers, 2 office and 3 residential. Section 37 funding is being provided for a community centre plus \$1 million for the ferry terminal and affordable housing units. The first building will include the community centre.

Q. What about servicing? Will they dig up QQE again?

A. Yes but it will be restored. There are now sewer capacity issues. Development Charges pay for improvements combined with City funds.

Q. What about traffic capacity? It takes 45 minutes to drive from Parliament to Robertson Cres.

A. The applicants have submitted Traffic Impact Studies. The site lies within the area covered by the Transportation Master Plan which will see new roads built through the lands. It needs new transit too.

A. Ed Hore – at the next meeting a guest will be invited to talk about 1 Yonge so please hold questions for then.

**6. Chair Ed Hore introduced Ron Jenkins** to provide an update on activity at the Island Airport

Ron spoke to a powerpoint presentation, starting with a map of the harbour in 1906. The island sandbars were the foundation of the airport lake-fill, which is why the City owns part of the airport. He gave some background information on the Tripartite agreement, the Deluce proposal for jets and the related runway extensions, and the position of then-mayor Ford. He explained that the new Trudeau government's Minister of Transportation quickly quashed this proposal, announcing that there will be no jets permitted. In March 2016 the Conservative opposition unsuccessfully brought a motion to reverse this decision.

Since then the Port Authority (TPA) has been doing everything it can without opening the Agreement. The pedestrian tunnel has been completed. The Ground Run-up Enclosure (GRE) is now being designed, with little public input. It has a \$9 million value, and is sized to take planes with 24m to 36 m wing spans, which could include the Bombardier C 100 jet. It is about 14 m high so with a 17 degree angle of sound shielding in theory the Central Waterfront will be quieter. The terminal building is to be expanded at both ends to provide space for a US pre-clearance facility and more gates.

In related TPA news, they are trying to develop the lands around 60 and 90 Harbour Street (30 Bay Street). Ron showed an early 20<sup>th</sup> century photo of 60 Harbour, the Harbour Commissioners' Building, at the water's edge on a wharf. The proposal for a 45 storey building would finance the TPA, which currently gets 80% of its revenue from the airport.

Q. What about Adam Vaughan's promise to reform the TPA?

A. It will be done. The government is working on a new public appointments process. The TPA does have new people on the board through the current process. The development idea is not permitted under the TPA Letters Patent.

Q. Will the Federal Government block it?

A. It's all about airport expansion and passenger levies to pay for the terminal improvements. Neuport is the new owner of the terminal. The past chair of the TPA board has a blog. The TPA wants revenue from 30 Bay to cover the costs of the tunnel etc.

Airfield rehabilitation – barges are moving across the harbour from the old Rochester Ferry terminal with equipment and materials. The runways need strengthening and resurfacing. The project includes adding lighting and a foundation for the GRE. The airport has no passenger cap. Its capacity is defined by the noise envelope NEF 25. It is an airport of exceptions. A clear surface to the east would limit development in the port lands to a height of 79 m under the new regulations.

Q. Wouldn't the development of the port lands be of more value than the airport?

A. That needs to be studied. By 2033 (when the Tripartite Agreement expires) other uses for the lands need to be considered.

Q. Vancouver Airport won't release information on the use of the GRE in certain wind conditions. The presentation is to be posted on the YQNA website.

## **7. Chair Ed Hore invited Allen Rivers to run the Annual General Meeting**

Allen noted that the YQNA meets 5 times a year from September to May. He introduced the various officers and asked for nominations or confirmation of each incumbent to continue. The following were elected/acclaimed:

Co-Chairs	Laura Cooper; Ed Hore;
Secretary	Carolyn Johnson;
Treasurer	Angie Rivers;
Police Liaison	Claire Sparks; Wayne Christian;
Planning Committee	Ulla Colgrass, chair;
Webmaster	Neal Colgrass

During the AGM, Wayne and Claire provided a written summary of various serious crimes in 52 Division, and noted some concerns over policing on the waterfront: large crowd control, and noise from night-clubs in the port lands.

Ulla explained that the Planning Committee meets ad hoc when there are issues to discuss. A current concern is OMB reform.

### **8. Chair Ed Hore invited Thorben Wieditz, fairbnb, to speak on Transient Rentals**

Thorben explained that he is a member of Unite Here, a trade union for hospitality workers. Fairbnb is a coalition of housing associations, hoteliers and related businesses concerned about the impact of airbnb on hotels, rental properties and condo units.

Despite airbnb's claim that renting out rooms to vacationers helps people raise revenue towards their housing costs, analysis shows that 60% of listings are of entire homes. There were 2000 listings in 2014, 12,000 in October 2016 in Toronto, with a concentration along the waterfront. 30% of listings are by hosts with more than one property. These are ghost hotels operating under the radar, as businesses that do not obey the laws or pay taxes. 50% of Airbnb revenues come from multiple listings.

Fairbnb is working with many residents associations. City staff are also working on the issue. A report is expected to go to Executive Committee in the second quarter of 2017. Fairbnb is active in many US cities and has a knowledge base on regulations for this business. A licence system is required, to demonstrate that an airbnb rental is legal, safe and permitted under condo rules, etc. Airbnb say they are fine with regulations, but how can they be held accountable as an internet company? There are precedents in Quebec and San Francisco. Airbnb tried to sue San Francisco over its licence system but was unsuccessful.

The City of Toronto does not have the resources to enforce the rules and investigate infractions.

### **9. Treasurer's Report - Angie Rivers**

Angie stated that the balance before tonight's donations stands at \$1438.72.

### **10. Adjournment**

On a motion by Bob Rasmussen, seconded by Allen Rivers, the meeting was adjourned at 9 pm.

**The next meeting will be on Wednesday February 1, 2017 (tentative)**