

**MINUTES OF YQNA MEETING #65, Wednesday, February 1, 2017, Radisson Admiral Hotel,
249 Queens Quay West
Chaired by Laura Cooper**

Residents (who signed in) attending:

10 Yonge St. – Ed Hore,
10 Queens Quay West –
1 York Quay –
33 Harbour Square – Jerry Aznavourian
55 Harbour Square – Ulla Colgrass
65 Harbour Square – Bob Rasmussen, Penny & John Smith, Friedel & Klaus Hatje
77 Harbour Square – Laura Cooper, Nan Cooper,
99 Harbour Square – Irene Phillips, Ginette Fournier
208 Queens Quay West – Estelle Weynman,
211 Queens Quay West – Susan Brown, Douglas Simpson
218 Queens Quay West –
228 Queens Quay West – Carolyn Johnson, Dave & Lynn Secor, Karin & David Milne
230 Queens Quay West –
250 Queens Quay West – Claire Sparks,
251 Queens Quay West – Angie & Allen Rivers, Elizabeth & Tony Moniz,
260 Queens Quay West – Marcia Boyd, Carol McCause
270 Queens Quay West –
280 Queens Quay West –
350 Queens Quay West –
34 Little Norway –

Guests:

Lenita Lopes – Office of MP Adam Vaughan
Han Dong – MPP, Trinity-Spadina
Peter Maragos – Asst. to Han Dong
Karen-Ann Xavier – Disabled Sailing Association (Guest Speaker)
Heather Waddell – Harbourfront Centre
Tim Taylor – 5 Mariner Terrace
Tom Davidson – Assist. to Councillor Pam McConnell
Paul Smith – 38 Haydon Street
Shirley Bush – 412 Eglinton Ave E

1. Adoption of Minutes from November 23, 2016 meeting.

On a motion from Carolyn Johnson, seconded by Marcia Boyd, the minutes were adopted.

2. Adoption of the agenda.

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

3. Chair Laura Cooper noted that Guest Speaker William Fleissig of Waterfront Toronto was unable to attend, and invited Ed Hore to speak on the issue of the Powerhouse Nightclub Application.

Ed explained that Powerhouse is the new name for the location formerly known as The Docks and the Sound Academy, and currently as Rebel, situated at the Eastern Gap. He showed a slide with distance circles around the site marked out across the harbour and the City. It is 750 m to Wards Island and to Aqua Vista, a Tridel development with expected occupancy in August 2017.

Under Waterfront Toronto's (WT) plans for development in the portlands, the Don River mouth will be moved and Villiers Island created. To do this Cherry Street will be moved, which will cut off access to the location. WT is just waiting for funding so this activity will begin quite soon.

Rebel is a concert venue according to its website. In the past, The Docks had a noise problem with the islanders. In 2006 its liquor licence was revoked due to the noise complaints. A new licence was granted in 2008 with conditions limiting the number of patrons to 6273, with about 2500 outside and no outdoor concerts. This has worked quite well over the years. There was also a side agreement with the islanders concerning noise levels and the imposition of a fine for infractions.

Now there are new owners and investors, and a new liquor licence application by Charles Kabouth and INK Entertainment. They want up to 15000 people, with half outdoors, and no noise restrictions. This has raised concerns with the public and thanks to publicity from Ken Greenberg and Ulla Colgrass some nearby developers are taking part in a hearing of the Alcohol and Gaming Commission of Ontario (AGCO). Under the AGCO rules, for a new application the onus lies with the objectors to demonstrate why the licence should not be granted.

Richard Kulis, who used to work for the AGCO, is the lawyer for Powerhouse. Mark Crawford represents the City of Toronto and Robert Tanner is helping the islanders. Ed is working for YQNA who is a party to the hearing. The situation has changed since 2006 with new development along the waterfront under construction or planned, and YQNA has to speak for the future residents, including some 2000 at Bayside.

Tridel and Hines have submitted witness statements through YQNA. They have deep pockets and money on the line. The local councillors will be witnesses as well. Land in the area around the site is owned by the City with many lessees and sub-lessees on 99 year leases. The AGCO Tribunal has restrictive rules about relevance, including planning, but does allow a municipality to be included.

Other people providing evidence, letters of objection and comments include John Wilson from the West Donlands Committee concerning the plans for the river, Cathie MacDonald of RCYC, Ken Greenberg who designed the new mouth of the Don River, the developers putting up nearby condos along Queens Quay, Dave Corrigan of the kayak centre, Harvey Beresford, chair of the 55 Harbour Square Condo Board, Michael Brewer from Gooderham & Worts NA and Ulla Colgrass from YQNA. Even Councillor Mammoliti has objected. There have been newspaper articles including a story about a drug overdose at the Rebel. Waterfront for All set up an on-line petition which has garnered 1500 signatures in a few days.

The City has a noise expert from the 2006 study, and Chris Glaisek from WT is involved. The "will says" (evidence outlines) from Powerhouse are very limited with little information.

Instead of a hearing starting on February 9, there will be some kind of settlement meeting.

Ulla Colgrass asked if AGCO is not interested in conditions of approval. Ed agreed that it is not.

At this point **MPP Han Dong arrived.**

Han noted that City Council wanted all liquor licence applications to be signed off by the local MPP. Two years ago AGCO met with the City and explained that some conditions could not be enforced, such as wall thickness. He may send a representative to the settlement meetings. He wants to know about congruence with the Don mouth design. He stated that once a business licence is granted a liquor licence is a right, not a privilege under AGCO rules.

Han said that he is new to this particular application and wants to help. He feels that there are traffic and parking, safety and boat access issues. He invited Ed to e-mail him with details of the case and the settlement meetings.

Chair Laura Cooper invited Lynn Robinson of the Island Noise Committee to provide some history.

Lynn stated that The Docks was operated by Jerry Sprackman. The pounding bass could be heard/felt at Hanlans Point, Leslieville, King & Sumach and even at Kingston & Woodbine. The deal reached in 2008 was a good one with new operators, and required no outdoor music. The venue required a responsible operator.

She remarked that Charles Kabooth used to own The Government nightclub with a rooftop bar that impacted the area. Now he has outdoor DJ events at the Rebel's Pool Cabana with noise impacts. The tented venue affects residents on the 34th floor at the Distillery District.

Han Dong returned to the floor to speak about some Provincial initiatives.

The Ministry of Education is looking at free college tuition for poor families under OSAP. A basic income pilot is being designed off OntarioWorks for poverty reduction. With regard to the Condominium Owner Protection Act, an agency is being set up under the regulations. The Consumer Protection Ministry is going to licence home inspectors, protect seniors from door-to-door salesmen and deal with payday loan sharks. Home inspectors may receive special education about condo matters.

Han is working on elevator matters. He has met with TSSA and major maintenance companies about the backlog in repairs. A recent example was at a TCHC home where medics could not use the freight elevator to reach a heart attack victim because the stretcher would not fit. He said it is a myth that there is a shortage of certified elevator technicians. However, it may be true that parts come from California. He said that the City could pass a by-law about the number of elevators in a building, and maybe require a traffic study (presumably for elevator passenger loading).

Han invited the audience to get in touch about the Provincial budget.

4. Chair Laura Cooper introduced Karen-Ann Xavier of the Disabled Sailing Association.

Karen explained that the DSA was established in 1999 to provide outdoor activities for the disabled. It is a charity run by volunteers, with a board comprising 50% disabled people. Sailing is good for the clients, who can learn to sail independently and have a social life as well.

They operate on Harbourfront land at the foot of Rees Street, where the rent is reasonable. They get funding from donations and memberships. Disabled life is expensive due to wheelchair costs. The main source of funds is the \$50 membership and \$15 per outing. 28% of funds comes from donations, while there is some government help but it is reducing to 16%; 18% comes from corporate donations and 36% from fees and memberships. DSA's main expense is summer students, as well as digital media, equipment, rent and utilities.

Most of the current clients are spinal cord injury cases from car crashes and ski accidents. There are also some with MS, cerebral palsy as well as stroke survivors and amputees. With an aging population there will be more disabled people and more need for specialized sports. DSA is advised by physiotherapists and occupational therapists.

The fleet comprises 23 foot keelboats and Martin 16 special dinghies. The dinghies are very stable and have flotation. All controls are within reach from the cockpit and there is a second seat behind for an instructor. The skipper's seat has many adjustments and cushions; there is equipment to augment weak muscles, even sip and puff controls for sails and steering.

The keelboats were designed for the Paralympics and take a three man crew. Three new ones are on an application for a grant. Equipment includes slings and lifts to get sailors on board.

DSA has a membership of 100 adults and 21 children. They are looking for a gradual increase in capacity. They hold social events for the members. Sailing is a life-changing experience for the participants. DSA is looking for help and donations or volunteers from our community.

5. Chair Laura Cooper introduced Tom Davidson, from Pam McConnell's office.

Tom noted that the York-Bay-Yonge ramp project has started construction. In April the demolition will begin. Public outreach will begin soon with an information session at the Westin on February 28, 2017. There will be notices to all units in the area. A construction liaison committee is being formed. There will be public information boards around the area. The project is due to end in January 2018.

With respect to the park planning, funding is in place and a public process will start soon with design consultation. The old pillars may be left in place.

As for the Jack Layton Ferry Terminal Master Plan implementation, Tom said Phase 1 will feature a promenade to WT standards, signage, a gateway feature and a play structure. The City is pushing for funding for the next phase which will probably be the big play feature at Harbour Square Park West/sundial folly.

Pam is holding a budget town hall at 6 pm on February 8 at Regent Park. On February 13 at Metro Hall there will be a meeting about King Street transit priority between Bathurst and Jarvis.

6. Chair Laura Cooper noted that Brent Gillard from Councillor Joe Cressy's office was unable to attend. He has provided an update, which is attached below.

7. Chair Laura Cooper invited Heather Waddell from Harbourfront Centre to provide an update.

Heather advised that the winter exhibitions have started – there is a workwear exhibit. Fleck Dance Theatre shows are selling out, Kuumba is coming up for Black History Month featuring women's voices and Black Lives Matter. There are ticketed comedy shows. On Family Day Monday there will be children's events including an installation about the aurora borealis in the Brigantine Room. The summer camp program is open. In April there will be World Stage Redux showcasing some hits from the past 10 years. Flex passes offer 45% off the regular price. Roy Thompson Hall will have some shows at Harbourfront along with performances by Art of Time ensemble.

8. Treasurer's Report - Angie Rivers

Angie stated that the balance now stands at \$1696.82.

The meeting was adjourned at 9 pm.

The next meeting will be on Wednesday April 5, 2017

Ward 20 Update by Brent Gillard

318 Queens Quay

This property, current a parking lot operated by Harbourfront Centre, is in planning to become a new public park. Four million dollars has already been set aside in the City's budget for this project. Joe Cressy hosted a Visioning Meeting for key stakeholders, including representatives of the YQNA, on October 13, and the first public meeting has been scheduled for Saturday, March 11. Stay tuned through the YQNA for all the meeting details.

350, 370, & 390 Queens Quay OMB Appeal

The owner of the "Maple Leaf Quay" complex at 350, 370, & 390 Queens Quay applied for permission to build a new 29-storey tower as well as two 21-storey northerly additions to the existing towers, and subsequently appealed the proposal to the Ontario Municipal Board (OMB). The first pre-hearing meeting will be held by the OMB on February 22. The City will firmly oppose the proposal at the OMB because the proposal would be too tall, the towers would be too close together, and the extended buildings would create unacceptable wind conditions for pedestrians and unacceptable shadows on the new park at 318 Queens Quay. If anyone in the community is interested in playing an active role in the OMB hearing, please let Joe Cressy's office know before the pre-hearing to help make sure everyone is coordinated.

Simcoe Off-ramp Construction and new public park at York/Queens Quay

We share this project with Councillor McConnell so I'll let Tom speak to it during his update.

If anybody has any questions or comments, please encourage them to email or phone me and I'd be happy to discuss the issue.