

## High Park Tenants' Association

### MINUTES

#### Annual General Meeting

January 27, 2017

#### **Welcome and Introductions**

The Annual General Meeting of the High Park Tenants' Association was called to order at 8:05 pm on January 27, 2017 at 50 Quebec Avenue by association President Drew Harvie.

The current Executive was introduced to all in attendance.

#### **Appointment of Secretary**

Drew Harvie moved to appoint Seamus Gearin as the Secretary for the meeting. Seconded by John Gell. Passed.

#### **Review of Recent Developments**

Drew Harvie gave a brief review of recent developments at HPTA, including:

History of the HPTA...

- HPTA was registered by Letters Patent under the Corporations Act as a Corporation Without Share Capital in May of 1986
- Last April, 30 years later, the dissolution of the HPTA was stopped by replacing the previous Executive which had resigned en masse

In the past year...

- Filled all building representative positions
- Simplified the constitution and posted it for all tenants
- Retrieved the missing HPTA Letters Patent from Corporations Branch
- Re-instituted monthly meetings with management
- Started a drive to register all tenants' e-mail addresses with HPTA to more effectively relay neighbourhood updates
- Started a successful donation drive
- Began work simplifying and modernizing website
- Opened a PayPal account to allow for easy electronic donations
- Hired a paralegal and prepared for 3 AGI hearings
- Represented 299 Glenlake in a DMI AGI Application

## **Election of Officers**

Drew Harvie moved to open the floor to elections. Seconded by Irwin Patterson.

In the absence of any volunteers, Irwin Patterson moved to elect **Drew Harvie** as President. Seconded by Cathy Brown. Passed.

Adele Barchum moved to elect **Seamus Gearin** as First Vice President. Seconded by Tom Dempsey. Passed.

Steve Donnelly moved to elect **Stephanie Kus** for Second Vice President. Seconded by Irwin Patterson. Passed.

**Mark Senderowitz** was re-appointed Treasurer in the absence of any volunteers.

Drew Harvie moved that **Madeleine White** be appointed to the position of Secretary. Steve Donnelly seconded. Passed.

Judy Fink moved that nominations be accepted. Steve Donnelly seconded.

Drew Harvie moved to close elections. John Gell seconded.

## **Creation of Committees**

### **Technology**

**Ellisa Akney** volunteered to serve on Technology Committee. Moved by Drew Harvie. Seconded Angie Knowles.

### **Media & Communications**

**Cathy Brown** volunteered to serve on the Media & Communications Committee. Moved by Seamus Gearin. Seconded by Adele Barchum.

### **Fundraising**

No-one volunteered to head the Fundraising Committee. The position was left vacant.

## **Confirmation of Building Representatives**

Returning building representatives were confirmed and several new representatives were appointed:

<b>Building</b>	<b>Volunteer</b>	<b>Unit</b>
77 Quebec	<b>Daina Leja</b>	453
40 High Park	<b>Bruce Harrott*</b>	1210
35 High Park	<b>Catherine Schurter</b>	302
65 High Park	<b>John Gell</b>	914
95 High Park	<b>Thomas Dempsey</b>	1612
66 Pacific	<b>Mary Korica*</b>	201
299 Glenlake	<b>Steve Donnelly*</b>	2507
111 Pacific	<b>Irwin Patterson</b>	1710
255 Glenlake	<b>Vera Madden</b>	607
66 Oakmount	<b>Cathy Brown</b>	606

\* New representative for 2017

## **Above Guideline (Rent) Increases**

### **Minto AGI Application**

Date Of Application	October 14, 2015
Buildings Included In The Application	111 Pacific Avenue 255 Glenlake Avenue 66 Oakmount Road
Units In The Complex	750
Units Covered By The Application	565
Total Of Capital Expenditures Claimed	\$2,241,176
Main Items	balconies, risers, masonry
Applicable Guideline Increase	2.00%
AGI Applied For	1.75%
Total Rent Increase Applied For	3.75%
Intended First Rent Increase	January 15, 2016
File Number	TSL-67917-15
<b>Expected Hearing Date</b>	<b>Wednesday, April 12, 2017 at 9:30 am</b>

Minto has indicated that it plans to file another AGI in the near future. Details are vague so far but it is suspected that it will be in 2017.

## **Vertica East AGI Application**

Date Of Application	December 9, 2015
Buildings Included In The Application	35 High Park Avenue 65 High Park Avenue 95 High Park Avenue 66 Pacific Avenue
Units In The Complex	968
Units Covered By The Application	305
Total Of Capital Expenditures Claimed	\$2,353,835
Main Items	elevators, garage slab. boiler
Applicable Guideline Increase	2.00%
AGI Applied For	1.40%
Total Rent Increase Applied For	3.40%
Intended First Rent Increase	April 15, 2016
File Number	TSL-70020-16
<b>Expected Hearing Date</b>	<b>Wednesday, April 19, 2017 at 9:30 am</b>

The hearings are expected to be held on the second floor at 79 St. Clair Avenue East.

Drew Harvie indicated HPTA had opposed an AGI for 299 Glenlake in November. A 1.0% increase over the 2.0% guideline had been requested. HPTA Managed to avert an additional 0.21% for tenants with lease renewals after March 1<sup>st</sup> and secured a number of concessions with respect to building management. HPTA will follow up with DMI to ensure that these concessions are enacted.

## **City Ordered Minto Tax Decrease**

Minto is going to appeal but it was suggested that tenants pay the lower amount even though AGIs on the horizon may make final rent calculations complicated.

## **Review of Tenant Issues**

### **Fitness Centre Deficiencies & Refund Requests**

Vertica reported to the HPTA that they are reviewing refunds on a case by case basis. A 60-day notice has been issued for upcoming renovations.

### **Vertica Locksmith Policy**

Security will no longer assist tenants who have lost their keys to gain entrance to their units after hours. Tenants will now be required to call a locksmith and any costs will be the tenants responsibility. By e-mail, Vertica said the policy is meant to deal with habitual offenders. Drew Harvie will recommend that this policy be dropped at his next Vertica management meeting.

## Other Updates

- The Minto window and corridor replacement schedules are on track.
- Irwin Patterson said the newly installed toilets were an improvement despite some complaints about under-engineered lids.

## GWL & Minto High Park Village Redevelopment Proposals

Drew Harvie reviewed the proposals:

**Great West Realty** complete application submitted December 29, 2016:

More information:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4086170&isCofASearch=false>

- A 39-storey apartment tower with an extensive 1 and 2-storey podium containing medium-scale ground-level retail
- A 34-storey apartment tower
- A 29-storey apartment tower
- An 8-storey apartment tower
- Outdoor pool will be eliminated
- Existing fitness centre MAY be retained
- All trees will be removed
- Open green space will be limited to the roof of the new podium
- 1,031 new apartment units increasing the total number of units from 964 to 1,995 **(107%)**
- Gross Construction Area (GCA) of the site will be increased by 91,069 m<sup>2</sup> from 69,826 m<sup>2</sup> to 160,895 m<sup>2</sup> **(130%)**

This application has been deemed complete by City of Toronto Planning Division. The city now has to complete its review by **June 27, 2017 (180 days)** or Great West may appeal directly to the Ontario Municipal Board:

More Information:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4083448&isCofASearch=false>

**Minto Properties** preliminary application submitted December 21, 2016

- A 33-storey apartment tower
- A 29-storey apartment tower
- A 8-storey apartment tower
- 2 blocks of freestanding townhouses containing 20 units
- 20 townhouse units incorporated into the podium of the 29 and 8-storey towers

- Outdoor pool will be eliminated
- Most trees will be removed
- 767 new units increasing the total number of units from 750 to 1,517 **(102%)**
- Gross Floor Area (GFA) of the site will be increased by 58,710 m<sup>2</sup> from 54,392 m<sup>2</sup> to 113,102 m<sup>2</sup> **(108%)**

City of Toronto Planning Division will have **120 days** to complete its review from the date it receives the balance of the application information (expected to be by February 9th) making **May 9, 2017** the date Minto may appeal directly to the Ontario Municipal Board.

Both proposals are being overseen by City of Toronto Planning Division Senior Planner, Philip Carvalino, 416-394-8233

Drew Harvie reviewed the circumstance leading up to the unsatisfactory outcome for the High Park Coalition with Great West Realty's Grenadier Square proposal. Etobicoke-York council, Toronto council and Toronto Planning all opposed the project as submitted, but Planning couldn't meet the review deadline. Great West appealed directly to the Ontario Municipal Board and won after a 5-day hearing that cost the Coalition \$62,000.

Ward 13 Councillor Sarah Doucette was asked to speak on the subject. She provided background on how these discussions happen. Minto spoke with her and held a pre-application meeting but did not handle it very openly. She stated that her policy is always to work these things out with developers so that the community will be more satisfied.

Now that Minto has filed a pre-application city planning will hold a meeting where tenants can ask their questions.

Great West Realty has not started a conversation yet but called the Councillor yesterday.

Sarah stressed her support of the community and urged people in the room to get involved and be part of the conversation.

Drew Harvie noted that neither of these proposals are in line with the City "Official Plan".

Sarah was asked if there was an appetite at City Council to democratize the development process (referring to the OMB). She noted that the responsibility is provincial.

Drew Harvie noted that MPP Cheri DiNovo is having a community meeting about OMB reform at the Bishop Marrocco school at Bloor and Dundas West at **7:00 pm on Thursday March 9th**.

Elizabeth, a local tenant, came up to announce that some of the private residents have started a group. Drew Harvie noted that HPTA had already had conversations with them. He then urged members to organise a tenant group that could combine with the resident group to oppose the redevelopment applications independent of the High Park Tenants' Association.

Sarah Doucette urged that residents be realistic in considering these proposals and their opposition to them.

Mark Senderowitz came up to talk to the room. From his perspective as a lawyer he explained what was needed to oppose these applications at the OMB. To fight both developments, we would need \$200K and it is unlikely that we could raise it. He further explained why we can't rely on the city solicitor department to advocate for the community. Mark noted that there are at least 6 or 7 examples of how these projects contravene the city's official plan. He also said the despite how discouraging it may seem, it is worth coordinating to fight this at the OMB.

Mark volunteered to be the HPTA contact for the new community group.

One tenant in the group spoke of not enjoying her suite since the renovations began and not seeing an ability to do so for years to come.

Another tenant raised the matter of developments needing environmental impact studies because of proximity to High Park, which is an Environmentally Significant Area (ESA). She noted that the indirect impacts should be investigated.

Sarah Doucette asked that Planner Phil Carvalino [pcarval@toronto.ca](mailto:pcarval@toronto.ca) be copied on e-mails to her regarding the developments. She also noted that density statistics, etc. for the neighbourhood are available on her website [www.ward13.ca](http://www.ward13.ca). The area is considered an "Apartment Neighbourhood".

## **Adjournment**

John Gell motioned to adjourn the meeting at 8:55pm. Youri Kruger seconded. Passed.