



**Market BIA**

**Kensington Market BIA - Board of Management Meeting  
Minutes for March, 13<sup>th</sup> 2019  
Red Pepper Spectacle Arts Space  
160 Baldwin St., Unit #10 - 10:00AM - 1:00PM**

**Present:** Mike Shepherd, David Beaver (10:10), Gwen Bang, Cece Scriver, Abi Hod, Pouria Lofi, Martin Zimmerman (10:30) Zenon Madziuk, Dominique (11:00AM), Sandhya Murray, (*absent*), Anthony Aarts, Tito Singh, Ryan Johnson, Aviva Coopersmith (Councillor Layton Rep.) Cassandra Alves.

**NOTES:**

ITEM	BACKGROUND	ACTION OR DECISION
Call to Order by Chair	<ul style="list-style-type: none"> <li>Approval of Consent Agenda.</li> </ul>	<p><b>Motion:</b> Approve the consent agenda and minutes from the previous meeting.</p> <p><i>Moved by Mike Shepherd</i>  <i>Seconded by Cece Scriver</i>  <i>Carried.</i></p>
Declaration of Conflict of Interest	<ul style="list-style-type: none"> <li>No Declarations of Conflicts of Interest</li> </ul>	<p><u>No Declarations of Conflicts of Interest</u></p>
Review of Action Items (AI) from Previous Meeting	<ul style="list-style-type: none"> <li>Laneway Letter – approved to be passed around</li> <li>To invite website candidates for presentation (Presentations @ 11:30 and 12:30)</li> <li>Further ideation for Collision</li> <li>Streetscaping - Bump outs</li> <li>Review available grants + deadlines</li> </ul>	<p><u>Approved</u></p>
<b>AI</b> – Laneway Letter	Laneway Letter passed around and approved by members	List in process with the historical society To be Subcommittee + historical society and Ryan to be on that.
83 Kensington + 241 Augusta	<p><u>Augusta</u> -- Su is on that with the city with the case the city settled — Friends of KM have a very good lawyer</p> <ul style="list-style-type: none"> <li>Asked for legal costs for 83, they have organized themselves</li> </ul>	
Treasurer Reports	Amendment to the adjust the numbers	<b>Motion:</b> to approve with total of the community account

		Mike Shepherd approves and it is seconded by David Beaver
<b>AI - Streetscaping</b>	<p>Still in process for bump outs— in the first phase.</p> <p><b>Aviva</b> introduces herself;</p> <p>- Update on the bump outs — economic development are going through the master plan and she is sending plans to the Mike Kari — he’s going distribute the plan.</p> <p>Bump outs at Oxford and Augusta —temporary—transportation department on signs and lights and beacon and Baldwin and Augusta —flashing light — is on it’s way.</p> <p>Arm in the middle of the intersection — to face northbound and southbound traffic.</p> <p>No time-frame yet.</p>	
<b>Theft in the Market</b>	<p><b>Abi’s Place</b> Office upstairs, two break —ins in February got video, but it’s grainy video.</p> <p>Went through the back smashed in window with the hammer at Abi’s place.</p> <p>They only stole files on the first night --going through the cabinets.</p> <p><b>Tito Singh</b> Someone came into Tito’s Place— through back door — took a lot of liquor behind the bar, stole an iPad had some memorial bottles— one was a</p>	

	<p>girl, then ran through the college door, someone else ran through the Augusta door, had a scuffle but got away.</p> <p>Have some video image</p> <p>Message here is this — be careful — staff trained in robbery training — these things are all replaceable, sit down with staff, to encourage you to have that conversations — youtube training for tip — we deal with a lot of drugs and violence</p>	
<p><b>AI Collision</b></p>	<p>Business' not happy about the situation—how we can all work together in maintaining the business through residents and businesses owners working together.</p> <p><b>Dave Beaver</b> —Lack of communication with the residents, intend on having a the meeting in KM but the info didn't get out that it was not going to be an event to 12pm, the city wouldn't be able to do this permit— They were intending to get midnight, but they weren't necessarily supposed to get it and were going to approach the community and businesses and Mike Layton said he would not support this at the community level before any decision was made — that's when collision pulled out.</p> <p><b>Dom</b>—Alluded to a street closure nothing about an open carry permit —</p> <p><b>David</b>— They don't know because the organization/ company are out of Ireland. Businesses are struggling the rents are really high, need people who can spend money —</p>	

Realistically is the Distillery District has gotten this great opportunity

**Dom —**

It was advertised in KM, the idea of having a street closure and not a community based street closure and understanding the reaction of that idea— Ideas of having a street closure for a private event, well the community is not in favour of that -- it would be helpful if we had better community representation on said issues-- so the license on

241 college - The same time we hear about this big event, which bring a lot of people and booze, when there is a feeling that this too much — Worries of the Market and the best businesses are going to be replaced by bars and it will become an entertainment area

— There is resistance to things like PSK as well —needs to be a balance btw big events — I think the concern of concentration of liquor and it becoming an entertaining district, meanwhile people live here and it is okay to have this —but there needs to be a give and take.

**Mike -** This was all going to be discussed, we did not know about the advertising, and it was outside our realms —- we didn't meant to step on anyone's toes — Giving us a chance to communicate and show the coolness of KM and we are losing that —- it's not about business — people all around the world see our cool little creative neighbourhood and its needs to be seen as a whole — It would have been a street closure —

Oxford to College on Augusta and for those concentration of bars and 43 licensed establishments—

**Pouria**— They have things planned with the Distillery District etc. They could have done passes and the whole market could have had passes to go.

There is a different way the area could have be perceived—no street closure — If its advertised as a big huge party — the residents will resist that.

**Tito** — there is a big change in the market —43 established places — Eden Hall, Coalition and Thymless are leaving, 43 down to 40 —- They are walking away — my license holds 300 ppl — but they're gone. Loosing bars in the area—the advertising of Collision is a mixed message and that's what happens —Please remember that people are getting pushed out and that is rock, metal, etc — take a look at that— the challenge is that how do we deal with this—we gotta find a middle ground and meet at the table—

**Dom**

- People don't want to lose places like Coalition and Thymeless and Eden Hall — there is support, there are some great bars and they bring culture but to equate those small grassroots places to compare that to those who are not alternative at all is different story.

-The timing and ad was terrible a—“Come to KM for a bring street party — and come to distillery for a stroll”— This

messaging can be revisited in future with different way and diff messaging.

**Ryan**

We wanna change things going forward, directly to the source and to reject, something proposed without discussion. We can discuss and negotiate and go back to the person who brought the opportunity and stop it talking to us first. People are willing to listen.

These questions arrive - how can residents help the business thrive — if we can come together how we can move the traffic through in balanced way

—How does it help BIA thrive?—  
how can we work with residents?

**Dom**

Series of meetings about noise and principals and the BIA could sign on— we would have by passed — if Gwen had said something before that advertisement came out.

**Martin**

The city did meet with us — The residents are also the customers and there was clear mis-information— Try to work with both sides as opposed to saying no.

**Aviva**

Mike Layton agreed there was a break-down of communication and it was an abrupt decision and once they saw conflict they got a little scared.

Economic Development did say this is an ideal thing for the

Business community and they will be more careful before they start advertising

**Mike**

Happened in a quick time frame, we had 5 working days to try and organize it — then communication happened too quick for us and this happened before the ads came out

Didn't have enough time to do anything— just to get Dom on the phone was a three day process —  
- next year we do a public consultation - and not advertise it as a party

**David**

Advert the danger before it arrives—

Get Dom to come and Zenon. It's imperative and all the other members to come to our meeting — invite them to come

**Gwen**

Residential rent - nobody can afford to live here and now a rat infested house is 2 mill—Layton need to help with rent control and that the business are not thriving because of costs — Abi has been here for 20 yrs — we lost flashback and were all fighting to survive —

**Tito**

The biggest challenge I see here is noise, but also businesses help this market grow—investors picking up places — they get condos — hostels, if you wanna keep it historic — let's get some resolution on affordability.  
- Get rid of permit situation and keep the noise down  
- People that come to my place — they're gonna go down with a big



fight in this neighbourhood you gotta find a way to control rent

**Mike**

This is happening in the entire city

**Martin**

- Try to get more intensification— more foot traffic on the street— if we have some heavy duty on the outside perimeter — those are new customers—-maybe that's the type of direction

**Anthony**

The businesses started here and I am excited to be here, I bring 300 wallets to the Market - my contribution is huge— and how it will thrive is important

**Abi** we are losing 56 Kensington

**Cece** —They all have a lawyer, and it's all because of Dom helping out

They even have a special person who organized people to organize from the Bellwoods legal clinic and friends of KM has hired lawyers for them. They had the tenants act and lawyer rep. all of them and legal aid. — It's the perfect time to kick ppl out of KM

**RYAN** —

communication break-down — a lot of business could have made their rent that day— the value of the area is business — not generic franchise — the value is the unique vibe of the area  
If they do not to allow those businesses to survive

— on the outskirts of the market to have more residential—

	<p>Is there a development at St. Andrews? —</p> <p><b>Aviva</b> The land has been bought and green p parking is something we have updates one — City owns that land —</p> <p>Affordability is an important issue for Layton — the conversation is starting to evolve. That is one benefit —of the ward extending</p>	
<p>Masterplanning</p>	<p>One issue is that city staff a lot of widening they don't need the mins they're okay with that</p> <p>Make that condition even worse, there were immediate concerns — but they are going to look at them more closely</p> <p>and we should have comments amor them more and we do it ourselves — assign as do a design thats out of it. not sur eif attitude is changed.</p> <p>Temporary</p> <p>Mike Kari — Might be eligible for action with economic development — what can work in the plan for city money and a Parklette — city— keen about it. — Flashing red beacons- not to cost anything but needs do no enter signs</p> <p>To set a meeting Layton set a meeting and show them the signs and two and St. Andrew and one at Kensington Ave.</p> <p>Aviva: About Ruth:</p>	

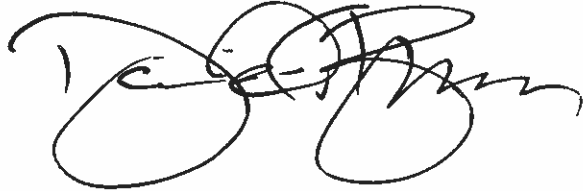
	<p>Very unclear — a lot of diff voices. she mentioned a mural — the business owner needs be spoken to.</p>	
<p>PSK Updates</p>	<p>- Meeting with Mike Layton in April</p> <p><b>Martin</b> — have discussion with Patrick has to watch his pity cash spending with certain merits at the end of PSK — it's a massive issue</p> <p>Formal letter for Patrick and as to what he wants to do — do we want him to continue doing it</p> <p><b>Cece</b> Too late to make a move — agree to make a formal jobs description and contract and we should have one</p> <p>Wait until after the season and make sure everyone has a contract and business and do this in is a formal way. David will make sure and he needs to be on it.</p> <p><b>Martin</b> — Have a discussion with Patrick — all the contract will do is outline his job role — this what we do when we expect certain things—</p> <p>Patrick is in Vietnam — let's just wait and revisit after the after the season — April 4th</p>	

<p>HDC Plan</p>	<p>Distinction btw the historical part and new additions chosen the brick colours</p> <p>The challenge of the HDC is not bricks and motors the issue is preserving cultural heritage</p> <p>Most of the buildings are on Spadina -- not happy about their building be heritage</p> <p>Low rise up for distinction if there is a building you want it can be put on the HDC</p> <p>Looking for recommendations for buildings of cultural significance</p> <p>The tall 25 Kensington —tower — little Hayes lane—in behind the dry good store</p>	
<p>Marketing + Website</p>	<p>— Marketing — Cece not the chair —</p> <p>Sticker for our website — signs on the street — ask Abi</p> <p><b>Cece</b> - stickers and give them out to stores — they're too expensive</p> <p>Website — comment regarding Loop - what about the creative component?— dull — is it creative enough?</p> <p>Liked the last guy, used all languages — and various KM elements —</p>	<p><b>Motion:</b> To send out info and link to websites and ask members for more questions regarding the 3<sup>rd</sup> presenters (PPLDOE)</p> <p><i>Moved by Martin, Seconded by David – motion carried</i></p>
<p>Coordinators Updates</p>	<ul style="list-style-type: none"> <li>• Jazz Festival</li> <li>• Filming</li> <li>• Conference in London</li> </ul>	

<p>Other business</p>	<p><b>Merch;</b>  Hats, t-shirts, tote bags at 5-7 dollars — sell merch and stickers</p> <p>Motions for budget for three quotes – astral, or hard-boiled — keep money in the market</p> <p>Get quotes — extending to create revenue source of other community groups. sales got to all the community groups. KMAC and grinds social night — Zenon — ask for that info — logo and mercy —</p> <p>Talk to Julie about the design — logo on merchandise — — look at astral</p> <p><b>New Members</b>  Tito - leaving the Market + Sanydia — not shown up — Puria interested and lady who owns the chocolate shop. Owen walker maybe?</p> <p><b>KMAC RENT</b>  2018 rental bills— Motion to pay KMAC 7 invoices that are owned — write one cheque for seven months..</p>	<p><b>Action Item:</b> To find out if Studio 156 has suitable space for meetings, and if not to find a space that is suitable.</p> <p><b>Motion:</b> To pay KMAC 7 invoices</p> <p><i><u>Moved by Mike Shephard,</u></i>  <i><u>Seconded by David B</u></i>  <i><u>Motion carried</u></i></p> <p><b>Motion:</b>  Motion to pay rent increase to \$250</p> <p><i><u>Moved by David B,</u></i>  <i><u>Seconded Mike Shephard</u></i>  <i><u>Motion carried</u></i></p>
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	<p>Motion —offer space from Anthony — \$280 offer — use it for meeting and space—</p> <p>100 more for rent, \$250, increase of an additional \$100 — it is difficult to work three</p> <p>KMAC is looking to reconfigure —Mike Shephard offered to help</p>	
Adjournment	Meeting Adjourned at 1:15 PM.	<p><b>Motion:</b> To adjourn meeting.          Moved by Cece Scriver.          Seconded by Gwen Bang.          Carried.</p>

DAVID F. BEAVER  
 SEC/TREASURER

 10/APRIL/19

Gwen Bang  
 - Chair

 Apr 10/19

TREASURER'S REPORT FOR

Mar-19

To:

The Kensington Market BIA members

Date of Meeting:

10-Apr-19

From:

David beaver

EXPENSES:

Date	Payee	Invoice Number	Invoice Date	Cheque Number	Amount
01-Mar-19	Augusta Studios <i>February Rent</i>	1185		1075	\$ 282.50
05-Mar-19	Toronto Hydro	Feb due date		1081	\$ 58.10
05-Mar-19	Cycle Toronto <i>Invoice from PSK 2018</i>	1706		1074	\$ 700.00
05-Mar-19	Canada Revenue			1080	\$ 129.01
07-Mar-19	Sidan Traffic Control Services <i>Invoice</i>			1076	\$ 1,126.61
07-Mar-19	Cassandra Alves <i>Invoice + Expenses - February</i>	#4		1086	\$ 1,323.41
11-Mar-19	B Will Disposal Services Ltd <i>Waste Removal Charges from 2018</i>			1067	\$ 172.29
13-Mar-19	Augusta Studios <i>March Rent</i>	1195		1084	\$ 282.50
14-Mar-19	Suzha Morita Inc <i>Pilot Projects/Interventions</i>	18-004		1085	\$ 6,214.04
18-Mar-19	WHEELS FOR RENT <i>Rent for March</i>	#2		1088	\$ 135.60
19-Mar-19	KMAC <i>March Rent</i>	149		1089	\$ 150.00
19-Mar-19	KMAC <i>June 2018 - Dec 2018 rent</i>	2018 invoices		1090	\$ 1,050.00
20-Mar-19	JUSTIN HUI <i>Phone bills from December</i>	#01		1072	\$ 208.91
21-Mar-19	BRUCE TEMPLETON <i>February Montly Pay</i>	N/A		1087	\$ 114.59
21-Mar-19	Ecolad Corp. <i>Replacement Keys</i>			1073	\$ 40.68
21-Mar-19	Cassandra Alves <i>March Invoice (01)</i>	#5		1091	\$ 1,553.75
<b>Total</b>					<b>\$ 13,541.99</b>

REVENUES:

1-Mar-2019	OPENING BALANCE				\$ 219,868.56
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does not reflect interests on GICS that has not matured

<b>Total</b>					<b>\$ 219,868.56</b>
<b>BANK BALANCES:</b>					
	Variable rate GIC	matures July 28, 2019			\$ 70,000.00
	Rate Riser	matures Jun 2, 2019			\$ 60,000.00
	<b>Community Account</b>				<b>\$ 6,326.57</b>
	Rate Riser				\$ 35,000.00
	Blue Chip Rate Riser				\$ 35,000.00
Balance as of:	March 31, 2019				\$ 206,326.57

Treasurer

Date

*David Beaver*  
*April 10/19*  
**DAVID F. BEAVER**

TREASURER'S REPORT FOR			Feb-19		
To:	The Kensington Market BIA members		Date of Meeting:	13-Feb-19	
From:	Gwen Bang				
<b>EXPENSES:</b>					
Date Authorized	Payee Work/Service	Invoice Number	Invoice Date	Cheque Number	Amount
04-Feb-19	THOMAS FITZGERALD 2018 PSK honorariums	N/A		1046	\$ 275.00
14-Feb-19	CASSANDRA ALVES Expenses for 2 weeks of Feb 2019	Expenses		1079	\$ 322.27
14-Feb-19	CASSANDRA ALVES Coordinator invoice #1 + 2	#01 + #02		1069	\$ 2,390.85
15-Feb-19	SUZITA MORITA MISSING HST ONLY from first Invoice	#18-003		1068	523.67
19-Feb-19	WHEELS FOR RENT Rent for Trailer	2019 Invoice		1078	406.8
21-Feb-19	BRUCE TEMPLETON CST - Cigarette Disposals	N/A		1065	\$ 114.59
22-Feb-19	ST STEPHENS COMMUNITY HOUSE AGM Meeting	#1		1026	\$75.00
28-Feb-19	OLIVER MEURER 2018 PSK honorariums	N/A		1033	\$300.00
25-Feb-19	CASSANDRA ALVES Coordinator invoice #3	#3		1083	\$ 1,351.25
04-Feb-19	KMAC Rent for Jan and Feb 2019	#144		1058	\$ 300.00
<b>Total</b>					<b>\$ 6,059.43</b>
<b>REVENUES:</b>					
1-Feb-2019	Opening balance				\$225,827.99
8-Feb-2019	Mobile Cheque Deposit (Donation)				\$ 100.00
* Opening Balance does not reflect interests on GICS that has not matured					
<b>Total</b>					<b>\$ 225,927.99</b>
<b>BANK BALANCES:</b>					
	Variable rate GIC	Matures July 28, 2019			\$ 70,000.00
	Rate Riser	Matures Jun 2, 2019			\$ 60,000.00
	<b>Community Account</b>				<b>\$ 19,868.56</b>
	Rate Riser				\$ 35,000.00
	Blue Chip Rate Riser				\$ 35,000.00
<b>Balance as of:</b>	February 28th, 2019				<b>\$ 219,868.56</b>
Treasurer			Date	13 FEB/19	