



**Market BIA**

**Kensington Market BIA – Board Management  
Committee Minutes for October 9<sup>th</sup>, 2019  
RED PEPPER - 160 Baldwin St - 10am– 1pm**

**Present:** Ryan Johnson, Grey Coyote, Owen Walker, Zenon Mandziuk, Gwen Bang, Pouria Lofi, Martin Zimmerman, Vlad Rudakov + Ngqabutho Zondo (PPLDOE), Barb Panter, Anthony Aarts (late 12:30), Mike Shepherd (absent) Cece Scriver (absent) Abi Roach (absent) David Contin (wine rack), Sarah Yellin, Barb Panter, Mike Saunders (City of Toronto)

ITEM	BACKGROUND	ACTION OR DECISION
Call to Order by Chair	Approval of Consent Agenda	<p><b>Motion</b> Motion to approve the consent agenda and minutes from the previous meeting</p> <p><i>Moved by Ryan Johnson and seconded by David Beaver</i></p> <p><b>Motion carried</b></p>
Declaration of Conflict of Interest	No Declarations of Conflicts of Interest	<b>No conflicts of interest</b>
Review of Action Items (AI) + Motions from Previous Meetings	<p><b>Grey Coyote + Garbage at Augusta and College</b></p> <p><b>Grey:</b> Masterplan – integrated with the KM bike rack/ sign etc. If it turns into a parkette, the city has to be responsible for it.</p> <p>Legal concerns – contract – change his art can sue us – it wasn’t part of the original design. Parkette – KMAC meeting – liked the idea.</p>	<b>Action Item</b> to talk to Ross about a Wednesday shift to just test it out.

	<p>KMAC – FOKM – BIA all for that idea of a parkette.</p> <p>Essence of Life --- he does agree with a garbage receptacle – not on that area in front but maybe—directly across. Maybe Kensington and St. Andrew – Tibet – north—curb – suggestions about the trash bins for that location maybe?</p>	
<b>TR Report</b>	<p>TR report – 2019 – David goes over the balances + incoming cheques – balance of approx. \$274,000 (includes GICs)</p> <p>Blackcat Construction quote – that’s just a quote idea– implementation costs for this <b>only</b> for the pilot project at Augusta and College.</p>	<p><b><u>Motion</u></b> To approve the TR report and invoices.</p> <p><i><u>Moved by Ryan Johnson</u></i> <i><u>seconded by Pouria Lofi</u></i></p>
<b>PSK</b>	<p><b>Patrick</b> - Accident where a speaker blew over and hit the guitars --has given me three quotes for the repair.</p> <p>Former member of the BIA – Sal -- Francis and Sal – was the speaker placed precariously? – other issues – I never inspected his guitars beforehand --- but this is something I have to bring to you guys.</p> <p>Insurance company might be able to deal with it.</p> <p>Hear what we’re saying or settle it outside the insurance? – never made a claim before.</p> <p>Get Paul’s expertise – they are functional it’s an issue of resale values. Replacement for the pick-up, cost to set it back up to tune it – he hasn’t included depreciation.</p> <p>We don’t know if the pick-up was broken before, bulk of the issues damage to the aesthetics is the main issue.</p> <p><b>Pouria</b> - Does he have insurance, doubt it if he’s asking us to replace them?</p> <p>We should just put it through the insurance – Paul’s boutique delay to see what happens – if he wants us to do something, then let him look at it— his argument is you can’t repair this – it’s never going to be the same.</p>	<p><b><u>Motion</u></b> To ask to take it to Paul’s to get advice to the board</p> <p><i><u>Made by Pouria seconded by David Beaver</u></i></p> <p><b>Action Item</b> Inquire about the barricade in bloorcourt</p>

	<p><b>Pouria</b> - Get another quote from Paul, and he can advise on what to do.</p> <p>Damaged barricade at Dundas – doesn’t get as much attention for this.</p> <p>Likely happened again – worth keeping it? Nice to have – I don’t know about the cost -- just an arm on a swing, fixed to a post on the sidewalk – similar functionality – no plants, no hard things to leave behind, and it’s easier to repair. There is one at Bloorcourt --- south of Bloor on Concord</p> <p>Sidan – closer to the event – just ask for local traffic only – the other thing is there is not a uniform design, so what do we do?</p> <p>Think about ordering music equipment for the people – or sandbags – for a preventative measure, so we don’t have this issue. Can bring their own speakers then the liability is not on us?</p> <p><b>Patrick</b> —most people who perform would be a little more reasonable, but ... Maybe Liability forms?</p> <p><b>Pouria</b> — good idea. Making things easy for them</p> <p>Liability form online – see if it makes sense – responsible for your own equipment. If it’s very windy don’t put it on the stands.</p> <p>Hoping to have Toronto police at PSK and people can register your bikes and serial numbers as well.</p>	
<p><b>Website</b></p>	<p>Domain names - Legal stuff is really good with domain names – data is hosted properly and are all Canadian –</p> <p>The URL is tied to snap-pages--- you can’t edit it – we chose to use wordpress</p> <p>Options for domains kmbia.ca – \$20 <a href="http://www.kensintonmarkt.to">www.kensintonmarkt.to</a> - \$60 <a href="http://www.kmbia.to">www.kmbia.to</a> - \$60</p> <p>Multiple admins on the website—however</p>	<p><b>Action Item</b> Talk to fishEye about getting back our domain name <a href="http://www.kensington-market.ca">www.kensington-market.ca</a></p> <p><b>Motion</b> To purchase the three domain names kmbia.ca <a href="http://www.kensintonmarkt.to">www.kensintonmarkt.to</a> <a href="http://www.kmbia.to">www.kmbia.to</a></p>

	<p>needs to be approved it so it's on the site – everyone has a place to post events and admin approves it.</p> <p>Vendors can submit the photos for the website to post</p> <p>Graphics – can be changed, nothing is set</p> <p>Need to add accessibility by ramps, year AGM meetings</p> <p>Email will go out to all the vendors for whatever information is needed – as in each individual profile will be filled in.</p> <p>Each individual profile page can be filled in for each vendor</p> <p>Hospital and food court --- talk to them – owned by the hospital? Pharmacy?</p> <p>Mike Saunders – apartment renting and not part of levy – then you have voting rights. If they area registered businesses – add a disclaimer – to not include anyone who is not business.</p> <p>Add transportation and parking and parks to help identify</p> <p>Add public washrooms – two parking washroom – it's a public – there are 2 when you pay- there are multiple stalls, and nobody knows about them</p> <p>Add parking times</p> <p>Add links to – community organizations</p> <p>Addressing a “Safe page” – Barb – Can this also be on members page – having a number to call about the needles are here – connect barb to and drop off –</p> <p><b>Ryan</b> – this issue can be resolved –if we get emails and get it out to the right people</p> <p><b>Pouria</b> -they can go it anyways ---trough a contact – hurt the issues</p> <p><b>Ngq</b> – Trying to build the bridge, showing that were here for the community and we're not just for ourselves – maybe I should be</p>	<p><u><b>Motion made by David Beaver – Secoded by Owen and Pouria</b></u></p>
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	<p>responsible as a vendor to the community as well, if I see something happening – try to provide opportunity for ownership first, then reach out through an outlet.</p> <p><b>Gwen</b> – Something to put up there thats fine and If you have some serious concerns contact us here.</p> <p>Instead having a form for varying issues by the web people?</p> <p><b>Zenon</b> – something that could be added – defer until have more of the board members.</p> <p><b>Owen</b> –What if people are unable to attend a meeting, or nervous to come here. Having many outlets is good. That is apparent. Communication avenues are good gateway to the community for sure</p>	
<b>AGM</b>	<p>Mika to talk about the masterplan – we can ask?</p> <p>Ask Maggie about coffee/tea, Pouria, might have coffee, Dave to donate dessert, <b>\$ 200 on food</b></p> <p>Patrick to talk about PSK since, Cece will not be attending.</p> <p>Website – PPLDOE will present</p> <p>Mike Layton – double check that – let know him know to speak to development issues + heritage about what’s happening.</p> <p>Police are coming – (Nik Micantis)</p> <p>Barb to speak to the needle p/u situation in the market.</p>	
<b>FOKM</b>	<p><b>Land trust</b> – and trust comes out of FOKM desire to help with gentrification</p> <p>Had a visioning exercise – for the parking lot – well attended and was about 1 year about – result – city working with the community to unlock the parking lot – It is moving very quickly – letter of intent with organization called New Common – non proof development</p>	

firm – they work with non- profits to find new ways, of developing do all the aspects of planning etc. – working with FOKM –

Presented a massing model that would work on that site – they want to work with the as of right as much as possible and how to make that happen – complicated because of the Toronto Parking Authorities

Vision – was to maintain the mixed income and building sizes, mix of commercial and residential, mix of income/ages etc.

We will be having an AGM November 30<sup>th</sup>

There would be no parking persevered? – There will be parking – some want it, some don't want any – sink the parking underground but that represents the cost of some kind as well.

**KMAC** – visioning meeting for the space – was exploring purchasing this space We can make a priority between having a 6 storey building and what's as of right

Jo put aside 5% of all Section 37 money to go towards housing –

Working with other land trust like the Co-op federation of Canada – were not sitting on an asset – have the equity, looking towards preservations, and buying the residential buildings under threat.

### **Restaurant and Bar study**

**Residents perspective** --- key is the getting the 200 sq. meters to the average --- now with an increase --- used to be 185 – it's gone up to 300 for the big spaces in the market is too much so the things we most important – the size down to what is actually is the size, grandfather what already exists, and the patio reducing the sizes and rules around that --- the proposal for having limited number of bars – or having min space – would be an great, it's never been applied – that would appeal, to a lot of residences.

City will decide what to recommend – we will

	<p>be writing a letter about what is important, the urgency about reducing the allowable floorplate is most urgent.</p> <p>Given up on Martin's space – re-leasing it – with the liquor license – looking for a sublease it seems..</p> <p><b>Zenon</b> – Pouria's project is on people's radar - -- re-development – relieved when there is a small scale rebuild.</p> <p><b>Pouria</b> – committee of adjustments – cost me almost \$20,000 – had I not, I would have had to sell the business, rather than not talk about the project right now.</p> <p><b>Development on St. Andrews</b> Positive things – they're looking at small spaces and connecting with people and small businesses – Looking for smaller shops.</p> <p>Affordability is not all the radar, so were trying to think about families and a mix of unit sizes.</p>	
<b>Adjournment</b>		<p><b><u>Motion</u></b> <i>To adjourn meeting made by Pouria Lofi and seconded by Anthony Aarts</i></p> <p><b>Motion Carried + Meeting Adjourned</b></p>

David Beaver, Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

Gwen Bag, Chair: \_\_\_\_\_ Date: \_\_\_\_\_