

**Meeting Minutes**

**Masterplanning/Public Realm Debriefing with City Staff – Monday, December 2<sup>nd</sup> 2019 at 11am – 12:30pm**

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**Attendance**

**Antonella Nicaso** (City of Toronto), **Mika Bareket** (KM Resident, SSMP Subcommittee), **Zenon Mandziuk** (resident, KMAC, KRA, BIA SSMP Subcommittee) **Pouria** (BIA SSMP Subcommittee chair, resident), **Ruth Mora** (SUMO – SSMP Consultant) **Cassandra Alves** (KMBIA Coordinator)

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**Open House**

**Ruth** – Open house did not run smoothly. There was a lack of communication, also miscommunication and misunderstanding of the scope of the masterplan overall. Talking to people from Augusta – none of them have received anything- Nothing in the mail – and nothing in newsletter. It's probably because the letter goes to the property owners not the business owners.

**Zenon**—It was not an angry meeting, more of a confused meeting – I think it was a good result overall.

**Ruth** - We are thinking of sending a final thank you note and also a list of questions and answers to clarify some of the misconceptions. We could reconsider things like the curbless streets – we should have a conversation about this topic on its own. Maybe we do certain streets maybe do a corner, maybe find some alternative solutions that still address accessibility. Need to have a community conversation about accessibility. Other things that need to be clarified are things like, what is a public realm plan, why did the BIA call for a masterplan as people feel they are misinformed about the reasons behind this. Issues such as gentrification and affordability, they link this to the curbless streets.

**Antonella** – (regarding accessibility) we would also talk with the institute for the blind. Also, we can test curbless streets in a section, for example.

**Pouria**— Gentrification is more so property driven, it's when people have 2 million-dollar homes in the area.

**Ruth:** There were also comments about operation and maintenance which are somehow outside the scope of this report

**Mika** – We need to disassociate individuals from opinion. I have been working in a 'Garbage Survey' to see what is in the garbage. Also, in some ideas about a re-usable mug, with a market branding to reduce single use cups

**Zenon:** There was an individual who used to collect the organics in the market to create compost. That was a great idea

**Pouria** – We should not clean up the market – businesses do need to survive; we need to make it easier to shop around here.

**Ruth** – We need to focus on the positives, like how is it going make it safer, more space for pedestrians, different materials, we did use images that were taken literally but they are just meant as references. We need to clarify that built form and typology but that has to do more with the heritage study. Other questions have to do with the Restaurant and Bar Study.

**Mika** – We can claim patio space with street furniture, deter that place from becoming a bar or café and instead have potential for communal area for seating.

**Curbless ideas**– Bathurst and Eglinton – curbless intersection—it’s called a table-top – Still a possibility. There was damage done to EMS trucks, but there are other options and more consultation is required. A small pilot project for example, near a park, can be considered pending funding, community consultation and city approvals

**Ruth** – There is also confusion on Implementation and people think the street is going to change immediately. We’ll have one conversation about one thing at a time— Bring people to talk about these exact issues. We still have pedestrian enhancement ideas.

**Pouria** – Lets address things that we can get behind quickly. In terms of what we can move forward with.

**Zenon** – Huge inventory about suggestions we can do. 20km/hour – speed bumps etc. planters, illegal turns etc. those are public realm we can benefit, and something can happen quickly.

**Antonella** – Not all related, but they are things that are action items that really don’t fall outside of the masterplan. We can have a sheet on that. Things like community safety zones etc. A sign audit can be done. We can work on those options; the BIA just needs to allocate funds.

**Ruth** –We have a list going for deliverables that are not all design issues.

Ask for the public realm audit – for a landscape plan—can suggest location—board approves locations.

Ruth to send that out.

**Pouria** – Meeting for deliveries and garbage – this is one we can discuss is waste disposal and everyone can get behind.

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### **Next steps - After the Open House**

**Antonella** - A thank you letter is a good idea - plus a follow up letter with Q&A. The Councillor’s office is to mediate moving forward. As part of the stakeholder consultation – we need another meeting managed by the councillor’s officers. This will be a series of meetings and we are going to work together for a year to develop the design all the way to construction drawings and do all the proper studies, such as survey, traffic studies, etc. to fulfill the city requirements for possible 2021 construction.

**Mika** - We need to solidify a proper stakeholders meeting and we need people to commit to this group/

**Pouria**- Wants to have a public one

**Antonella** – was there a consensus for the pilot projects?  
*(College and Augusta and Dundas and Kensington are the chosen ones from the subcommittee)*

**Mika** – There are two preferred options: college and Augusta and Dundas and Kensington Ave. We meet with the individual stakeholders and had meetings addressing people’s concerns. This should happen before we meet with councillors.

**Ruth** - We need to send out the Q+A first

**Antonella** - We’ll have the stakeholder meeting. These are the BIA preferences with options—this gives everyone a place to start – they can focus on those two options and they can get feedback from other projects – We got a lot of feedback about the curbless streets and there is no funding available for this.

Our office will manage the meeting – the city will be the lead. Here is the preferred plan - we'll develop it – Design it to be done in 2020 and construction is in 2021. This way we have time to design it properly and we have time to do the permits and construction drawings.

**Pouria** – We can organize and facilitate – the city should take the lead.

**Antonella** – BIA should take it as a tool and manage it. The BIA needs to take ownership. HCD is different, it is managed by the city and initiated by the city

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## **Budget**

**Antonella** - There needs to be a budget for the future maintenance of this.

**Cassandra** - Any suggestions of an amount?

**Antonella** – For collecting litter, removing graffiti, planting, watering. Minimal \$20,000 for both, but it could be more.

**Cassandra** – Can we offset costs? – Engage community members in the conversation? We reached out to Scadding court + maybe CST could be involved to be part of this.

**Ruth:** Part of the idea of the pilot projects is that the 'placekeeping' is done with the organizations inside the market and in collaborations with some outside the market as well.

**Antonella** – We'll have more communication as we go and with what works, because we have to address the issue too – what is wrong with this intersection? – For example - we don't have enough greenery or enough cleanliness or seating etc. No project is going to please everyone. We have one year to process – we need a lot of working drawings. Prefer permanent and low maintenance projects. Don't try to engage in temporary - they are meant to fail. The planning for any curbside street would require extensive City and community consultation.

**Mika**—Rip up and plant trees that is doable since its all broken concrete and bollards and bicycles at some pilot projects spots.

**Antonella** -- We also need to work with the chairs of each group – clear up what the definition of what a stakeholder is.

**Pouria** – It's easier to have quasi-permanent people. Issue we had initially– they sent people, then sent someone else – information would go out but maybe it wasn't distributed.

**Mika** - This is a job and are they willing to do this job? That's needs to be clear. Need to cross reference the list We need stakeholders who are good communicators.

**Antonella** – Each association should be posting the meeting minutes on their pages. The 1<sup>st</sup> meeting – is to develop the ground rules—roles and what not. Draft to be send to Antonella and to send to group. The communication will also come from Councillors Office/City and distributed to that Key Stakeholder group which then will distribute to their respective mailing lists. The city will also distribute to their list of property owners. This will be done via minutes, so everyone has access to the same information

**Antonella**— Get everyone engaged first, we should have a community consultation. When you're ready to implement and there is funding available for it, but we have to engage all the major players.

**Zenon** – Huge inventory about suggestions we can do. 20km/hour – speed bumps etc. planters, illegal turns etc. those are public realm we can benefit, and something can happen quickly.

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### **Communication:**

**Antonella** - Include the entire subcommittee group. **Chair is Pouria** for the streetscaping subcommittee on behalf of the BIA. *Pouria, Zenon, Mika, Gwen and Mike to be included. The communication will also come from Councillors Office/City and distributed to the key stakeholder's group which then will distribute to their respective mailing lists. The city will also distribute to their list of property owners. This will be done via minutes, so everyone has access to the same information*

The BIA board thank you note through the councillor's office first. The letter should be approved by the subcommittee and BIA board. Q+A should be posted/distributed as well once confirmed.

**Mika** – We should build a separate page, dedicated to this project that is clear and easy to read, and have the BIA add a link on their site. Other associations might also want to link to this page on their sites.

**Antonella** – Using the BIA website and MailChimp for updates for master planning + link on the updates on the website.

**Cassandra** – This has already been done through Mailchimp – the website is under construction, but the BIA will upload everything once the website is done. The report is available on the landing page in the meantime.

**Antonella** - There will be a stakeholder meeting in January. Process for inviting the stakeholders will be through email.

**Mika** – How about when people want to participate, but send someone else in their place?

**Antonella** – No issues with replacing someone when need be. How this usually works is as a working group, the stakeholders send a designate and if the designate can't make it, they can forward the comments to us. However, the BIA should be the over-seer of these projects

*Antonella Nicaso later clarified via email January 24<sup>th</sup> 2019 (referring to comment above)*

*(If the BIA approve the 50% Capital Cost Share to hire a Landscape Architect Consultant, the City will manage the technical design of the parkettes and in partnership with the Streetscape Committee and the Board. Design and associated costs will be approved by the Committee and Board.*

*I offer further clarification for the BIA's guidance and consideration:*

- *The BIA Board to approve all Streetscape Committee members (via Board motion at a meeting)*
- *Any Board member is permitted to join the Streetscape Committee.*
- *Streetscape Committee Chair to be a Board member.*
- *Non-Board members (i.e. community residents) are permitted to be Committee members with Board Approval. If they cannot attend a meeting, they can offer written comments before the committee meeting and they will be presented/considered at the committee meetings. Generally, agenda and*

meeting discussion documentation is emailed 2-3 days prior to the meeting. The non-board members cannot send a designate.

- Membership to include the Councillor or designate and Toronto BIA Office Capital staff (Antonella Nicaso for now and will be replaced by Danielle Davis).

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### **Capital Cost Program/Costs**

#### **Antonella –**

To submit the application for the masterplan – depending on the next meeting. This may need to be discussed altogether. City looking to sort this out. The pilot can also be a 50/50 cost share program. The city has intentions of cost sharing for this. Consultants are needed for surveying, grading plans, construction drawings, and technical plans. Might need structural engineers for some projects. – (College and Augusta mostly) It is similar to a development application – for a sense of cost – parkette – could be \$35,000-40,000 for consultant fees. Set aside a budget.

**Ruth** -Ukai, our creative partner got a grant of \$25,0000 but that is for Toronto Art Council– specifically for art, engagement and materials for the pilot projects. Will confirm if the funding has limitations or what are the conditions of the TAC funding. The BIA has committed \$50,000 for the two preferred projects

*Ruth Mora later clarified via email January 16<sup>th</sup> 2020 (referring to comment above)*

*(Ukai's money from TAC is assigned to Ukai for Art but it's not specific for Kensington and also there are time limitations for the use of the grant, and other conditions. So the use of Kensington will depend on how the process evolves)*

**Antonella** - Consultants fees for the parkette/projects – \$35,000- 40K minimum

Antonella is filling in and someone will be replaced with someone else.

To write to Mike Major – write a letter if we want to keep Antonella involved.

**Antonella** – Generally there is an open house at 30% design, which we consider 'schematic design. We should facilitate a more approachable open house. Hand deliveries – who is responsible for this? – The BIA, the councillor's office, and the stakeholders. We should start saying it's a streetscape initiative.

Before we go out to the community. Engage the property owners and the businesses abutting them.

Antonella will confirm the property owners.

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