



Market BIA

**Kensington Market BIA – Board Management
Committee Minutes December ,11th 2019
RED PEPPER - 160 Baldwin St - 10am– 1pm**

Present: Gwen Bang, Martin Zimmerman, Anthony Aarts, Mike Shepherd, Cece Scriver, Abi Roach, Mike Saunders (City of Toronto), Jason and Sonya Krulicki (One Plant), Pouria Lofti, Allen Zimmerman, Zenon Mandzuiik, Steven Gardener (Urban Herbivore) Mika Baraket, J-Joly

ITEM	BACKGROUND	ACTION OR DECISION
<p>Call to Order by Chair</p>	<p>Approval of Consent Agenda – Meeting starts at 10:02</p>	<p>Motion To approve the agenda and Meeting minutes</p> <p><i>Moved by Mike Shepherd and seconded by Ryan Johnson</i></p> <p>All approve</p>
<p>Declaration of Conflict of Interest</p>	<p>Cece - Potential conflict with Abi. She should declare when she get here, ff she feels she does have a conflict for the this.</p>	<p>No conflicts of interest</p>
<p>Review of Action Items (AI) + Motions from Previous Meetings</p>	<p>PSK Guitar damage</p> <p>Mike - We need to do a form just in case he doesn't sue use. We have to do a waiver. We can't be responsible for everyone things</p> <p>Gwen—For his instruments, performers beyond that are covered. Is the form a recommendation? Do we agree and pay him?</p> <p>Cece- We should talk to Julian</p> <p>Gwen—Is there a default form from the city?</p> <p>Mike Saunders - nope</p> <p>David--- if I can put my two sense in, Everyone loves music –but I've never heard of a</p>	<p>Motion <i>To solicit a lawyer to waiver for all performers and employers – liability waiver for PSK in the coming year. PSK subcommittee will discuss the content of the letter.</i></p> <p>We're not changing the motion to have a waiver in place at PSK – to discuss what lawyer and liability for the exiting situation.</p> <p><i>Made by Mike Shepherd and seconded by Martin Zimmerman</i></p>

	<p>place or an event offering that kind of money for two guitars. He's got to take some responsibility—think we should do half instead of 700.</p> <p>Martin – Did we did get a proper quote? Or the condition of the guitar before the event? If this was pre-existing?</p> <p>Mike – When we solicit a lawyer and see where our liability lies. We don't really know.</p>	
TR Report	<p>David - For Nov. 2019 – balance is approx. \$34,000 that came out of the community account.</p> <p>Total in the community account is approx. \$72,0000</p>	<p>Motion To approve invoices <i>Moved by Mike Shepherd</i> <i>seconded by Martin Zimmerman</i></p>
Masterplanning	<p>Pouria - Bunch of us – there, Mika was there – we have two meetings – that went well – it was relatively okay. The real problem started with the public meeting. It wasn't run at all – idea was to be a open house. The public had no idea what was going on and they had come in and thought the BIA was going to do this—but they were ideas and proposals—there were a lot of frustrated people</p> <p>We had two meetings and we had another stakeholder committee</p> <p>(Mika and Zenon to fill in holes if need be)</p> <p>We went over a few things the City wants the BIA to take the lead but they will support us.</p> <p>We decided on putting it back to the community—we should open it up within some parameters so there are people who want to be represented – it would be nice to get some younger people in there as well. And again, parameters – should live in the market, should work in the market—we can decide these guidelines</p> <p>When we go through the pilot projects – we should aim towards making them permanent if possible and taking a bit more care about how we choose them.</p> <p>At that meeting Su, Dominique, Catherine, John, Zenon was there -- Various opinions from all of them</p> <p>Most positive – most they though the pilots were good – on the other hand Dominique and Su wanted to start the masterplan from scratch</p> <p>Catherine said as well—we can pick and choose what we want – so it's there to use how we wish to use it.</p>	<p>Action Items <i>Consult with councilors officer regarding the parameters for the subcommittee.</i></p> <p><i>To walk around and collect inventory—that should be a subcommittee item -- to get people involved and to show we're accountable for public assets.</i></p>

It's going to get slower and we'll have smaller steps anyways. Everyone agreed to have a new committee It will be led by the BIA for the time being, where we are the most official organization.

Apparently, the BIA agreed to two pilot projects – the board approved them – we decided to take a step back and we will float the ideas to a community as a whole. Getting more community involvement and priorities – garbage, deliveries and use that as a bases with the masterplan to move forward.

They have to do the pilots as a development proposal. If we can scale some down and some will need a bit more infrastructure.

Mike - Little steps is a nice idea – biggest issue is construction for the businesses. We've been concerned about that from the get-go. There will be small businesses that won't survive.

Pouria - We can figure it out with the city

Cece - Talked to Mike Layton the other day, nice to work with us but also the city can pay for a lot of stuff as well. If we can plan it early – little steps are better so we can move forward.

Anthony -- One success is that many ppl came out. There was a huge community discussion and now we have everyone's attention -- this is the upside.

Yvonne was totally responsible for this. We need you input –

Gwen- It was the subcommittee that made a motion and to instigate the recommended.

Kensington and Dundas—viable to be cost effective – Owen, Cece, could be a part of this and it could be something else.

Notes that were given to the stakeholders- some of this stuff we don't have to do with the city --- we can do it independently.

Pouria- We're going to form a new committee more along the lines of PSK – it will become more independent.

I spoke to Cassandra – and would be great to get another coordinator for this as its been taking up a lot of her time.

(Cassandra confirms)

Mika would be good and is active or if, Zenon wants to do it or someone else.

Mika- Depends – not sure yet.

Ryan – Masterplan is working to be finished off? So were like 75 percent of the way there? And how is this subcommittee going to be more transparent than now. Are we going to send communication and where?

Pouria - We can set those parameters. There should be some guidelines – we should work with the councilor’s office –we have to be a stakeholder—resident, property owner.

Pouria- The subcommittee will be public. Who can be a member at an official capacity, but she (Yvonne) can come to the meetings.

The subcommittee will report and have all access and information will be posted on everyone’s website

Martin – Someone who sits on a board, she (Yvonne) is on the board, but not a resident or business owner – so what we’re saying is yes we are being exclusive. They should be able to sit on the meeting.

Allen - You want to control the misinformation. You don’t want to get hijacked, so if they want to attend, they can—and if they’re an interested party with a relevant topic they can ask to be on the agenda. Close to Roberts rule of order. But it’s an open public meeting...

Mike Shepherd –Mika, would you be interested in the role?

Mika – Depends..

Cassandra asks about approvals to let Antonella know how to proceed.

Date for February 26th meeting for stakeholders is approved.

Hold off on the Parkette decision.

Thank you note is approved.

Gwen- So had the SUMO Contract ended?

Pouria- A lot of us haven’t seen the master plan – we should review it and look at it first

Are they continuing? –Let’s wait until we see the final report before anything.

They we can address it. Pouria will ask – talk to Ruth about it needed drawings for capital costs submissions.

Gwen – Regarding public assets – Robert

	<p>mentioned in the stakeholder meeting about inventory and to help with getting things serviced – if we can start that now.</p> <p>Mike Shepherd – We’ve never paid for anything If there is a pilot project coming or things need to be fixed or removed – this helps us to understand what we have and where they are.</p> <p>Mike—there are broken benches, this can be a committee project.</p> <p>Gwen – We can inspect that our assets—are repaired, serviced, called etc. For example, we have 12 planter and 6 are broken at this location etc</p> <p>Putting a sheet forward with a group of requests as these would be the things that city can repair</p> <p>Cece – Suggestion to bring this to other business – Is that okay with everyone to flip 6 and 10.</p> <p>Everyone agrees.</p>	
<p>Christmas Decorations</p>	<p>Ryan - Based on the time frame – in Nov, when we approved the amount in November, wasn’t able to do too much – Cassandra did grab some lights, and Cece helped out a bit, but we didn’t have the capacity to get anything done under the time frame and budget. I’d like to again revisit the idea in August/July and get some quotes.</p> <p>Cece—I will help you.</p>	<p>Action item <i>To start in July in 2020 to decorate for Christmas in the market.</i></p>
<p>OTHER BUSINESS</p>	<p>Jason – Thank you for hosting. My name is Jason and this is Sonya, to keep this short and sweet there is a lot of misinformation since we’ve posted.</p> <p>I won it 100 percent my wife and I put our life saving in this place and we want to have a positive impact on the residents and the businesses alike that didn’t mandate-- that we can’t sell the license to us – mandate that they kick their license holder out – I have sold local ads for the past seven years and we’re going to transition into this business and are in it 100 percent ---- Aleafia have a small stake by Ontario law it can only be less than 9 percent— Julian Fantino also owns some of this small percentage as well.</p> <p>We chose the specific location because of the footprint. We have that huge 600 square foot vestibule area and we chose that location specifically for that</p> <p>It’s our top priority to keep the integrity of the market and we want to keep the sign there. And how we can help each other out, also how can we help out with Abi</p> <p>Outside big cannabis were feeding information to the media – but that’s unfortunate. In hope people</p>	<p>Motion <i>To write a letter of support for Urban Herbivore and a second to the city councillor</i></p> <p><u><i>Made by David Beaver seconded by Mike Shepherd</i></u></p>

don't feel – once I met Cassandra I've been trying to talk to the businesses and make sure everyone is comfortable on what is a cannabis store.

Martin – Declares a conflict of interest
(but then takes it back later on)

Allen Zimmerman – We've had a history since 1959 – and if the building is owned by 100 percent and I am the sole representative. It's been vacant which is not good. Our intention is that we take an active role. We weren't as active with the previous situation.

David – Seem to be a big meeting about the liquor lienee—is there any intention to use it?– split the business?

You can't do that. These are casino level rules.

Allen – There are considerable restrictions– and there it is a single purpose use only.

Mike Shepherd—Can't vote and when you declare a conflict you need to leave the room.

Martin - Can I withdraw the conflict?

Mike Saunders- It's to protect you—you can't speak and must leave the room. It's so you don't want to something to happen to your case.

Mike—Keep the regular retail hours that would be in line with what other retailers are doing 9-9, 10-9 on weekends extending by an hour and reducing by an hour on Sunday – this it open to community feedback. Earlier would be more of a concern rather than later.

There are really strict rules – but we do not want to mix the two together – we want to be responsible neighbors so they can combine that with their night out and be commercially responsible.

David- Ask my question once again, what happens to that license?

Abi- it disappears – it's a change of use. The building loses its liquor license and it will never return. It was applied before and now that it is in place, they will never get it again.

Cece- A witness at the AGOC – Victoria – is saying it is the best use of this space. When there is no more lottery -- cause that will happen -- can we at least accept two people who are willing to work with us? What I am saying – is this is coming, and we have to be so careful and were not landlords of the empty store.

Anthony—There are already 4 leases for people waiting—\$10,000 in rent for these spaces. We're meeting the people who will be in our neighborhood. We should ask about community support.

Cece -They have said it out loud—Imagine if they made vintage clothes legal and I didn't make the lottery. It's heartbreaking for Abi. Lets' support Abi

Gwen – Allen and Zenon finished what they were saying.

Allen – Apologies as this not the way to have the first meeting but would like to request that Martin be excused since it was declared a conflict of interest.

Martin – withdrawals the conflict

Zenon – Apart from all the misinformation floating around –Issues are—hours of operation, traffic (a vestibule is great feature) car parking and it's going to be an in and out things – for the most part.

Ryan – This is going to be transformational – right beside me was the first dispensary. I experienced the impact – it was good business; it did increase but it was heavy with traffic and people triple parking. People couldn't turn at the corners. Pedestrians won't be able to walk; people were getting into verbal altercations—delivery people couldn't get in. It was chaotic.

Allen- As landlords, we've taking some of these into consideration and are trying to put things in our lease. One thing is the design of the store; there will not be lines on the streets and the other thing is there is a lot of garbage around the area, we have provisions in our lease for this and there are security cameras.

It will bring traffic to the area and you could all be happy about the business – is there a good answer for car traffic? Traffic can be a good thing—the AGCO rules have requirements for people to be checked at the doors. There is a method to address things like this.

Jason—Staff will have people always watching not having uniform security and it will look like the rest of the employees and have that check in nit and part illegal you can let people allowed in.

Cece—we have asked Jason that his staff goes through a specialized KM escalation training with Maggie.

Martin – I'm not against this, having a long history in KM. The store is 8x bigger and if we could divide it by 8 and that would mean people queuing

outside. During PSK- what is going to happen with all the crowds? —They have a secondary point of access

The reality is that there will be more dispensaries and we should support Abi's ability to have on as well. Rather see one bigger store than several so it can be all self-contained.

Mika- The excitement has worn off, not worried about hordes of people—the thrill is no longer there.

Jason - I will address a few of those concerns. There won't be 12-13 because the amount of space for storage etc.

Require almost a specific amount of square footage—there aren't enough big retail spaces in KM. One of the pillars of the business will be education and a health focus.

Abi - You're not allowed to talk about wellness, you will get a ticket.

Allen - Legal customers are different than grey/black market customers.

Martin - Fair to say - the beauty of this is that last call is midnight. If we went by the rules of the AGCO - they have shorter hours

Ryan - Just imagine the 20 people coming up there with cars and there is no parking here - then the only parking is if you go on Augusta and by the small parking spot by Dunkin Donuts- so cars are sitting there and are making circles around the market.

Martin - It's going happen no matter what

Jason—I know where the new locations are opening that there are so many people, people will come here. People want to come for other things too in the market

Mike — On a warm Saturday its' going to be at capacity anyways.

Mika - Two quick things -- the BIA should consider having a plan promoting cycling into the market - and ask that if you have such a large space and such large lots which enable line ups, you have someone to direct traffic.

Jason - There is so much back of house and so we have about 2000 square feet to keep people inside and areas to shop to have a pleasant shopping experience.

Allen - Agree with Jason - if traffic is a problem

people won't come here. What is the walking traffic? What is the ttc traffic? —if we know what to anticipate we can make sure we can make an impact – it's in our interest to do that.

Martin – the majority of the clients are locals— they come by TTC – the vehicular traffic is not that bad—it is secondary... and whatever it will be it doesn't make a diff – the only thing is one gentleman got lucky

Allen —one question we had – trying on preserve the sign

Cece – It be mean if you didn't keep it.

General consensus – please keep it

Gwen—thanks you guys

Jason – it's a really critical time. A lot of it has to do with etiquette and I think the legal consumer is going to be different.

Ryan –welcome to the neighborhood.

Urban Herbivore

Steven –
Urban herbivore – been there for 14-15 years – have that vestibule etc. Have had no issues with the city until recently. The city has updated all their rules.

This permit is for marketing things--- The problem is it's a permanent structure not a temporary structure and when I built it and it was considered a temporary structure. For my understanding about this zoning. The city won't renew my permit and I've been told to talk to transportation.

Cece—have you reached out to Mike Layton

Stephen- Feel a little closer to reach out to the BIA Letter of support. This might be the tip of iceberg

David – I have been also trying to do the same thing—and have tried to negotiate with the city. Make an appointment with Mike's office.

Letter of support from the BIA --- and support from Mike Layton

Gwen—Tibet had a similar issue

Martin – Zenon and I were around there were 120 canopies and 90 were in the market – we sat down and we went through the list. Those that existed were already grandfather in.

As long as we can show that this has existed for

	<p>years and years it doesn't change the fact that it is preexisting.</p> <p>There are not footings—but they changed the rules without proper public consultation.</p> <p>Abi – We should reach out to all landlords and Gather as many people to work on this. Landlords would be interested and business owners as well.</p> <p>Owen – To be fair it can be two recommendations one for more specific business.</p> <p>David – there should be two letters one directed specifically for urban herbivore and the second general comment to the city councilor.</p> <p>Mika – Suggest it to be written by Pouria – he is on the committee to write the litter and I will also help Pouria.</p>	
Adjournment		<p>Motion to adjourn meeting <i>made by Anthony Aarts</i> <i>seconded by Mike Shepherd</i></p>

David Beaver, Secretary: _____ Date: _____

Gwen Bag, Chair: _____ Date: _____

