



Beasley Neighbourhood Association

Meeting Minutes - January 11, 2017 | 7:00 pm – 9:00 pm | Beasley Community Centre

1. Setting Up Roles / Intro / Approve Previous Minutes - Mike Borrelli

- Mike to Chair first half of meeting, Allison to chair second half

2. HPS Updates - Sgt. Gino Ciarmoli

- Crime stats:
 - Robberies: 0
 - Commercial Entries: 7
 - Residential Entries: 2
 - Traffic Accidents: 8 in total (7 property damage, 1 personal injury)
 - No reported graffiti, theft from autos, or stolen autos
- Mary Street Shooting
 - December 26 - 1st; January 10 - 2nd
 - Is being actively investigated, lots of effort being put into this
 - Was a targeted shooting
 - House was occupied at the time of shooting, but no injuries
 - Q: What can be done in terms of protection for residents?
 - Increased police presence
 - Please send information to Gino/CrimeStoppers if you know anything
 - Q: Can a community meeting be set up directly with the investigator?
 - Yes- Gino can help to arrange
 - Q: Is there video surveillance available?
 - Not determined yet
 - Gino will provide any additional information to the BNA as soon as it is available

3. Requested Variances at 181 John/192 Hughson - Greenwin Representatives

- Kris Boyce, CEO of Greenwin Inc.
 - Kris has a background in social, non-profit housing
 - Greenwin was founded over 70 years ago, by new Canadians
 - Greenwin's Company Mission: To create clean, safe and affordable housing
 - Operates in Ontario, Quebec and Atlantic Canada
 - When they purchased the John/Hughson buildings, they worked to establish more safety measures in the buildings, but it has been a struggle
- Danny, Greenwin Inc.'s Communications Manager
 - Prior to Greenwin's ownership- the buildings were in a poor state in terms of capital renovations/improvements
 - Both properties have undergone approx. \$3 million in renovations in the past 2 years: unit renos, corridors, courtyard, laundry rooms, etc.
 - In 2015, the Property Managers advised residents of what was coming in terms of inconvenience during renovations and Greenwin tried to "assist" tenants through a financial incentive program
 - Turnover: in 2014 (before incentive) John St - 60 Units, in 2015 (incentive) John St - 74 Units, in 2016 (no incentive) - 66 Units
 - Honestly believe that they were helping the community by offering assistance to tenants that "chose" to move out

- There was an effort by the Property Manager to move out those people who engaged in drug dealing, criminal activity, racist activities, prostitution
- What's happening now: Committee of Adjustment for application to turn existing 3 bedroom units in both buildings, into 2 and 1 bedroom units
 - Reasoning for this conversion: there are 38 in John Tower, 32 in Towns
 - 70% are vacant on John, 68% are vacant on Hughson
 - No units that are currently occupied will be converted
 - The 3 bedroom units are poorly designed, do not meet accessibility requirements, inefficient, and hard to lease
- Joey: Why didn't the owner come to the BNA before applying to the CoA? This should have gone to a Zoning Amending instead
- Eileen: Wants to know what/how Greenwin will provide reparations to the Somali community that lived/lives in the buildings? How are they going to try to understand this community and make amends? We need to accommodate all communities and also families of all sizes in this neighbourhood. If you want to have recognition as a good building owner, Greenwin needs to try a lot harder.
 - Greenwin: The previous owners, who let the buildings deteriorate, and the tenants who used the buildings for criminal activity are the ones who need to make reparations to the community
 - Greenwin: We are putting millions into making this a better community
 - Greenwin: We used to have a community room, but the meetings had to stop due to inter-tenant conflict- However, we are willing to try to re-establish these meetings and other building initiatives
- Question: Beasley prides itself on Families, but what types of families can live in a one bedroom apartment?
 - Greenwin: There will still be two bedroom units, and those will be able to accommodate families. We want full buildings, and buildings that reflect the demands of the market
- Questions: Affordability? What is Greenwin's idea of affordability? How many units will remain affordable? Will Greenwin be making improvements to the units that are still occupied?
 - Greenwin: We have units that will remain affordable as long as the tenants are living there. Otherwise, our buildings reflect the current market rent.
- Danielle: If you do get permission to change these units from 3 to 2/1 bedroom units, what is the timeline? Will it impact other capital improvements? Has lived in the building for 7 years, and hasn't noticed such significant improvements, other than units being flipped and trees being removed
- Shawn: If the CoA Application fails, would Greenwin then move onto a rezoning? What proportion of the \$3 million will Greenwin try to recap through applications to the Landlord Tenant Board for above guideline rent increases?
 - Greenwin: Cannot comment on a "whatif" situation?
 - There are some applications for above guideline increases, but only a small percentage of the costs will be recapped from the tenants rent
- Adam: Lives a block past the building on Hughson, and is worried about parking numbers in an area with already limited on-street parking
 - Greenwin: Our ask for parking ratio reduction is based on actual demand in the building, and the demand of new tenants
- Hodon: Tenants that are living in units with substandard conditions, how long will they

need to wait for repairs?

- Greenwin: We work in a 24h window, for reviewing/issuing work orders
- If there is a persistent problem, please contact Kris or Murray directly
- Eileen: If you are talking about having a Tenants meeting, please understand that a number of residents are too frightened to ask for help and therefore rely on assistance outside influencers/community resources.
 - Greenwin: will consider involving all key stakeholders
- Joey: When do you intend to bring this back to Committee of Adjustment?
 - Greenwin: Don't have a date scheduled, but can commit to providing one month's notice before going back to CoA
- Sylvia: Lived in neighbourhood for many years, and has seen the community improve for families, but it would be tragic if a lot of families need to leave or can't find housing in the neighbourhood
- aura: Please know that we are an knowledgeable community; we know what affordable/safe housing is and we will continue to push Greenwin to provide these things that we know contribute to a good community; Please be the best landlord that you can be for us.
- Dale: I understand the challenges that Greenwin has faced since purchasing the buildings, but Greenwin made the choice to buy the buildings. You have a chance to surprise the community by making good choices here- don't do what we expect by going away and changing nothing.
- Greenwin: We are committed to being here, and being a part of this community
- Comment: The people who live in these buildings have big families - they would rather you expand the units to have 4 bedrooms then make them smaller. This is our home and we want dignity in our homes. The attitude of management needs to change to be more open to all communities.

4. Gore Buildings Update - Carol Priamo

- Save the Gore Group -we need to save these buildings in some way, but specifically in a way that they are still recognizable and not masked by the redevelopment
- This block contains the only four buildings of heritage value left on this block
- The buildings interact with Gore Park directly, more so than the buildings on the North side of King St.
- Developer now proposes to save the facade of the 2 stone buildings (18-22) and demolish 24 & 28 King and replace them with buildings similar in scale
- When the developer first tried to demolish the entire block, the City voted to designate the buildings to save them - but the designation process is slow
- The proposed demolition and redevelopment of 24/28 will not compliment the heritage of the block, but rather stand as a reminder of what we've lost
- Meeting on Tuesday, January 17 - Planning Committee to vote on the developer's new proposal
- Covered the main points from the letter prepared for Planning Committee
- Vote on adding BNA Heritage Subcommittee, with Carol as chair - Approved

5. Hydro One Facility Renovation Update - Mike Borrelli

- Will be inviting Hydro One to a future meeting to discuss the proposed development and the findings of the studies that have been completed

6. Beasley Plan Update - Mike Borrelli

- Beasley Plan is done! Paul Elia is working on the layout right now, planning to launch the plan at Winterfest
- Thank-you to everyone who contributed to the Plan!

7. **Announcements:**

- Reminder: NLI Applications due this week
- Beasley Neighbourhood Association Meeting - **Wed. February 8, 2017 - 7pm** - New BCC
- Beasley Winterfest! - **Sun. February 12, 2017** - 2-4pm - Beasley Park
- Sylvia Nickerson - Art Show at Casino Art Space, 7pm next Saturday