

# West Bend Community Association

Date: March 19, 2025

Time	Topic
7:00 - 7:15	Meeting Start & Land Acknowledgement - <b>Co Chair</b>
7:15 - 7:20	<p>Financial update - <b>Treasurer</b></p> <p>\$1764 in the account right now No transactions</p> <ul style="list-style-type: none"><li>• All members - Further discussion about requirement to have etransfers</li><li>• Treasurer provided with printed list of community bank accounts at institutions to look into for WBCA</li><li>• Member will look into with Canada Helps</li><li>• Treasurer to follow up about account to accept etransfers</li></ul>
7:20 - 7:30	<p>Rental cost increase and site options <b>Secretary</b></p> <p>Received notice from TDSB that there will be an increase - amount unknown Spaces for rent in the area? FORA space? Lucy McCormick Virtual meetings Gym here IRCC</p>
7:30 - 7:50	<p>Street safety - <b>Members</b></p> <ul style="list-style-type: none"><li>• Concerns about Keele being busy and</li><li>• Over 500 students</li><li>• Spoken to parents and crossing guards</li><li>• Cars going through the amber and</li><li>• Same concerns at Humberside and Keele</li></ul>

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	<ul style="list-style-type: none"> <li>● Keele and Annette too</li> <li>● Narrow sidewalks</li> </ul> <p>Representative from Councillor Perks office in attendance:</p> <ul style="list-style-type: none"> <li>● Some upgrades possible including lights - re-painting</li> <li>● Automated speed enforcement - the watch your speed program</li> <li>● Sidewalk widening and bollards</li> <li>● Also the flashing lights during school hours</li> <li>● Extend parking during rush hours to keep cars down</li> </ul> <p>Member</p> <ul style="list-style-type: none"> <li>● Crossing at Keele and Annette is dangerous</li> <li>● Got neighbour to write in to 311</li> </ul> <p>Representative from Councillor Perks office:</p> <ul style="list-style-type: none"> <li>● There is a study that is going to be conducted in fall 2025</li> </ul> <p>Member concerns</p> <ul style="list-style-type: none"> <li>● Buses whip by</li> <li>● NW corner is the worst is turning north from Annette they can't see you</li> <li>● Is there a pedestrian advance signal?</li> <li>● Crossing guard is relatively new - not there on lunch hours</li> <li>● IRCC kids go to Annette for grades 7 &amp; 8</li> <li>●</li> </ul> <p>Representative from Councillor Perks office:</p> <ul style="list-style-type: none"> <li>● Transportation isn't his file, needs to review sounds like there is going to be an investigation on the intersection itself</li> <li>● What are next steps</li> <li>● Representative from Councillor Perks office: will go back to colleague and see what can be done now, some short term</li> <li>● Other things would be quite long term like sidewalk widening</li> <li>●</li> </ul> <p>Member - sign making - for kids to hold</p>

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	<p>Member - Glenlake is used as a thoroughfare to the UP express</p> <ul style="list-style-type: none"> <li>● North on Keele get the LED no left turn lane</li> <li>● Member has asked for a no left turn</li> <li>● Representative from Councillor Perks office: to take back</li> <li>● Crosswalk at IRCC - signalized - there is criteria including volume of traffic</li> <li>● Car behaviour is harder to change</li> </ul>
	<p>Member - received letter from Giraffe invited to meet</p> <ul style="list-style-type: none"> <li>● Suggestions to meet with them on Friday and invite to the WBCA on April 23</li> <li>● Other members are free to join</li> <li>● Discussion re-speculation it's difficult to build</li> <li>● Recommend to meet at the Merseyside at 9am</li> </ul> <p>Member introduced - 877 Davenport has been changed into affordable homes with St Clare's</p>
7:50 - 8:20	<p>Dundas/Glenlake development - <b>Member</b></p> <ul style="list-style-type: none"> <li>● 5 groups for participant including the WBCA</li> <li>● Member put in for party status - obvious the lawyer for the development doesn't want member to be there</li> <li>● Member has reached out to a planner - been communicating with the planner</li> <li>● The planner will more than likely give a consultation</li> <li>● Appears the request is what else is going to be added as opposed to the WBCA</li> <li>● Member to circle back to the setbacks and how it impacts the community</li> <li>● Apprx \$2500 for the planner to be involved. even more for the lawyer.</li> <li>● Hiring a lawyer is a much larger process</li> <li>● Suggestion would be that the planning aspect is the key</li> <li>● City planner is on side</li> <li>● Quite very large precedent set</li> <li>● Different that the Choice site which is what was used as an example</li> <li>● Below the minimum for many aspects of the official plan of the city</li> <li>● Pet relief area is 4ms</li> </ul>

Time	Topic
	<ul style="list-style-type: none"> <li>● we're already past the minimum of density</li> </ul> <p>Member will hear back from the planner and let us know by May 13</p> <ul style="list-style-type: none"> <li>● City and developer have the right to keep talking between now and the next meeting</li> <li>● But circle back on the planner report</li> <li>● The case conference listed issues with the building and that list overlays with Member list</li> <li>● The City position on the laneway is different than our position</li> <li>● Setbacks and depth</li> <li>● Plus how it's used is different</li> <li>● Participant - is a silent partner in these proceedings</li> <li>● Experienced developer lawyer - same owner as Tim Hortons site on Bloor</li> </ul>
8:20 - 8:30	<p>Committee of Adjustments COA - <b>Treasurer</b></p> <p>What is being approved?</p> <ul style="list-style-type: none"> <li>● COA is getting requests from developers that once approved at OLT get another 4-5 storeys just get more floors - over 80</li> <li>● Usually accompanied by a staff report - don't know if in support or not</li> <li>● 92% of requests for additional height at approved</li> <li>● Attended a COA for the Mattamy and it was stopped but then approved</li> <li>● COA is basically approving small apartment buildings</li> <li>● If it goes to the OLT and the \$ is spent then the COA just approves</li> <li>● City has had a couple of consultants on COA and the decision time is 95 days</li> <li>● When it does get to the COA the approval rate is 90+%</li> <li>● Should it flip to focussing on the 10% issues?</li> <li>● KPMG consultation - has process issues, the agenda keeps changing and is confusing</li> </ul> <p>Representative from Councillor Perks office:</p> <ul style="list-style-type: none"> <li>● Planning reports - should be on the site</li> <li>● Over 3k per year coming to the CAO</li> <li>● The KPMG report tied to the annual stakeholder meetings on May 6th - moved from April</li> </ul>

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8:30 - 8:40	<p>Housing Action Plan - Avenues, Mid-rise &amp; mixed use study update - <b>Treasurer</b></p> <ul style="list-style-type: none"> <li>● New Avenues - Keele - what will be subject to re-zoning</li> <li>● Higher Density on Avenues near subway stations like Dundas West</li> <li>● Re-zoning residential lands at rear of shallow lots</li> <li>● City looked at avenues angular planes and deleted that but auto at 6 storey</li> <li>● Right of developer to build on avenues based on width of the avenue doesn't need re-zoning</li> <li>● City said avenues within 500m of station to get higher density - e.g. Glenlake</li> <li>● Lots are shallow - e.g Glenlake 30m will buy the lot behind to get it deeper</li> <li>● Increased what is an avenue e.g. Keele - but there was an update</li> <li>● There is now a study on the avenues how will you re-zone a new avenue like Keele and shallow lots within 500m of a station</li> <li>● promised to include FOSTRA in communication</li> </ul> <p>Representative from Councillor Perks office:</p> <ul style="list-style-type: none"> <li>● Most of the changes are being brought as a result of the provincial legislation not the city</li> <li>● Legislation isn't written out yet and no clear lines on what legals supercede each other</li> <li>● Planning act has been re written in the past 4 years essentially</li> </ul>
8:40 - 8:45	<p>Neighbourhood and Retail Services update - <b>Treasurer</b></p> <ul style="list-style-type: none"> <li>● Status and next steps</li> <li>● As of right sell at a corner store on a corner lot</li> <li>● people will be consulted again - patios</li> </ul>
8:45 - 8:50	<p>Loss of Dwelling rooms <b>Treasurer</b></p> <ul style="list-style-type: none"> <li>● Due to demolition of rooming houses by developers</li> <li>● Support by councillor Diane Saxe motion to looking into rooming houses going away</li> <li>● Developers are replacing a rooming house unit with a 1 bed but that's not the same</li> <li>● Recommendation was brought forth to update wording provide a place for a person as opposed to a unit</li> </ul>

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	Representative from Councillor Perks office: <ul style="list-style-type: none"> <li>● Being brought back for Q4 review</li> <li>● Aware of risks in 2019 complications with official plan and provincial legislation</li> </ul>
8:50 - 8:55	Garden Suites <b>Treasurer</b> <ul style="list-style-type: none"> <li>● FOSTRA is monitoring and review</li> </ul> Gardens <b>Treasurer</b> <ul style="list-style-type: none"> <li>● March 30 1pm railside community cleanup</li> </ul>
8:55 - 9:00	Adjournment
	Next meeting: April 23, 2025