

# Lawrence Park Ratepayers' Association

Annual General Meeting  
November 2, 2014

[www.lpra.ca](http://www.lpra.ca)

# Agenda

1. Procedural Requirements
2. President's Report
3. Committee Reports
4. Board Elections
5. Guest Speaker
  - \* Councillor Jaye Robinson

# Procedural Requirements

- \* Quorum
- \* Approval of Minutes from Last Year

# Financial Statements

- \* Our net assets have gone down from \$49,428 last year to \$38,427 with \$21,152 in GICs and the bulk of the remainder in cash\*
- \* Membership revenue was \$4,400, which was 167% of the previous year's \$2,630, but still less than 2012 (\$4,734)
- \* Expenditures were \$12,459 compared to \$8,311 last year
  - \* OMB expenses
- \* Expenditures exceed revenues by \$6,000

# Approval of Auditor

The Board recommends that the Members:

- \* approve the appointment of William Molson, CA as Auditor of the Corporation, and
- \* Authorize the Board to fix his compensation

[Vote]

# Audit Requirement

- \* 2010 Ontario Not-for-Profit Business Corporations Act is not expected to come into force before 2016
- \* Under current act, members can elect in writing to eliminate audit
- \* This year, 30% of our membership revenues went to pay for the auditor
- \* We will be asking you by email to consent to relief from the audit requirement

# Objectives 2013-2014

Maintain the value of our properties

Encourage and monitor long-overdue road and sewer improvements

Replenish the tree canopy

Improve communications to and by the LPRA

Promote Pride in our neighbourhood's history

Promote neighbourliness in Lawrence Park

# 2013-14 Board

- Irma Baldanza
- Charles Bunker
- Kathy Dumanski
- John Gill
- Valentine Lovekin
- Jennifer Millson
- Margot Willoughby
- Nicholas Austin
- Dan Guttman



# 2013-14 Organization

- \* Achievements
  - \* Board stability
  - \* Compliance with legal requirements
  - \* New volunteers and new ideas
- \* Disappointments
  - \* Declining membership revenues

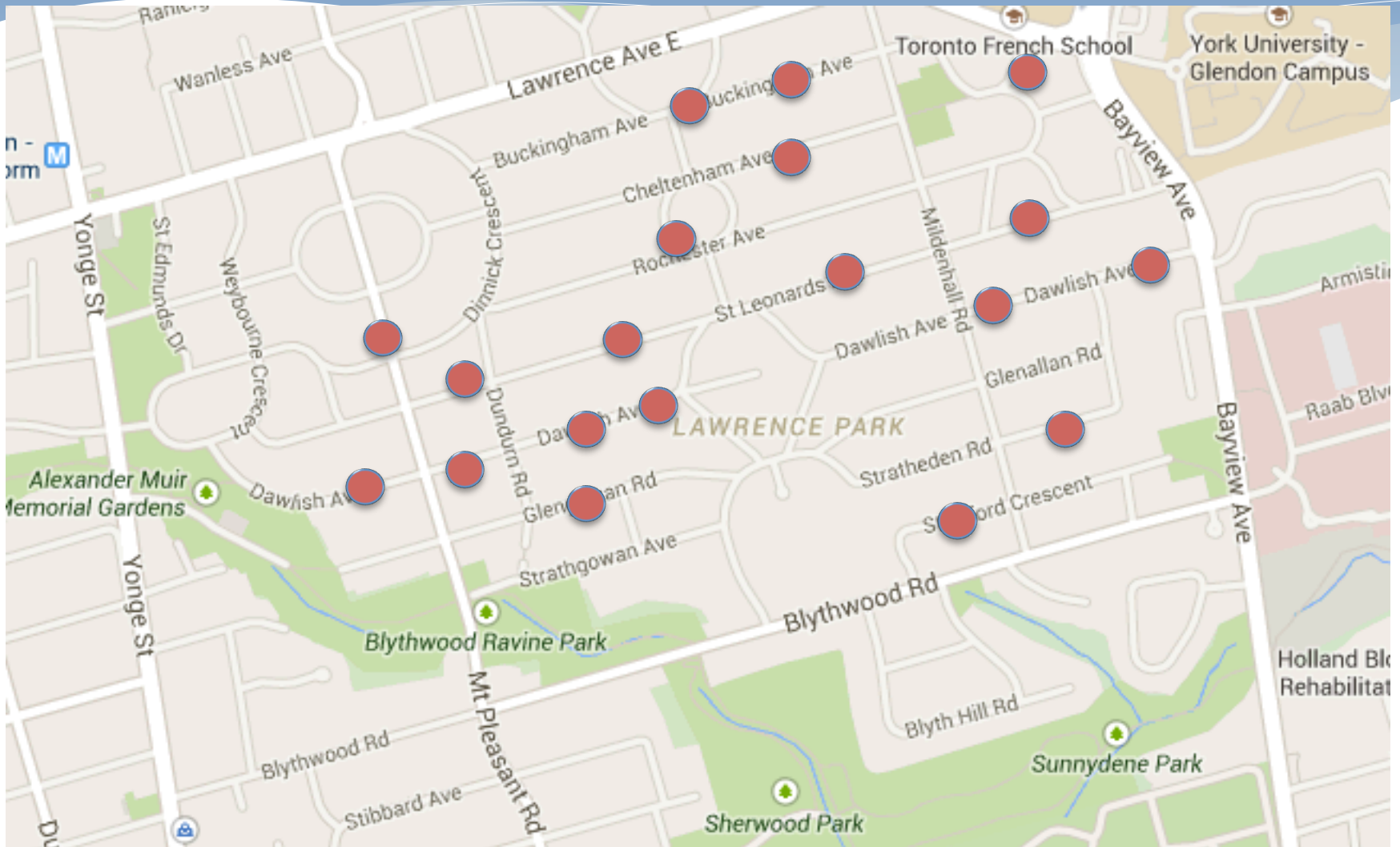
# Development

Jennifer Millson, Acting Chair  
*development@lpra.ca*

# 2013-14 Development Activity

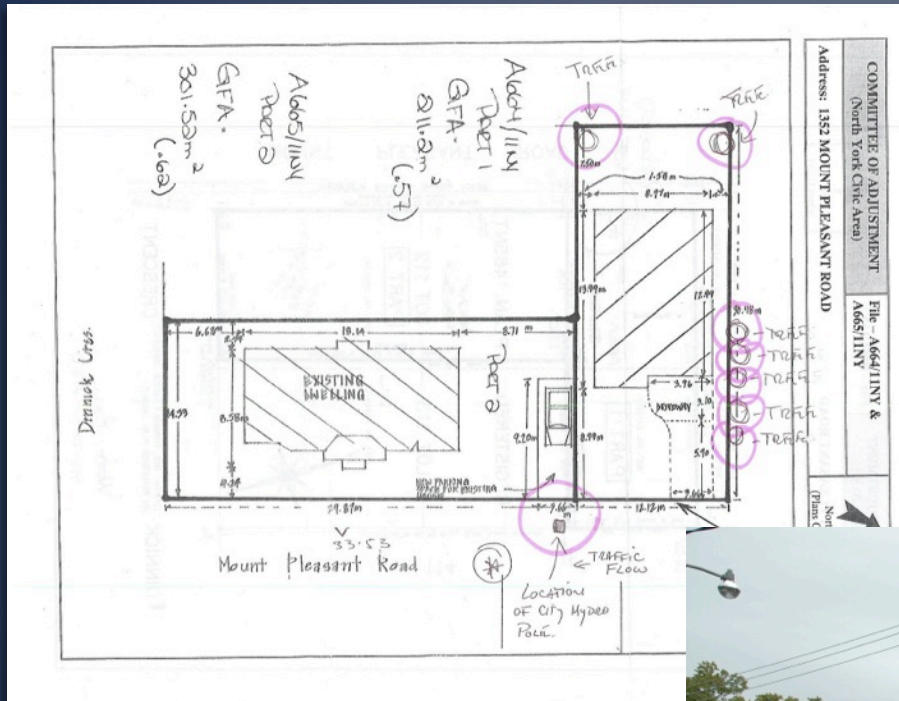
- \* Committee of Adjustment
  - \* 19 applications reviewed
  - \* 8 letters of objection submitted (5 wins or modifications, 3 losses)
  - \* 3 hearings attended (two wins, one loss)
  
- \* Ontario Municipal Board
  - \* Two hearings attended (one loss, one win)

# 19 Applications



# Biggest OMB Loss

1352 Mt. Pleasant





233 Dawlish

-- Neighbours Won at the C of A

-- C of A Overturned at the OMB





70 Weybourne Crescent  
-- Neighbours Won at the C of A  
-- OMB affirmed a 50% GFA



# Nearby Development Concerns

Original Alaska Project

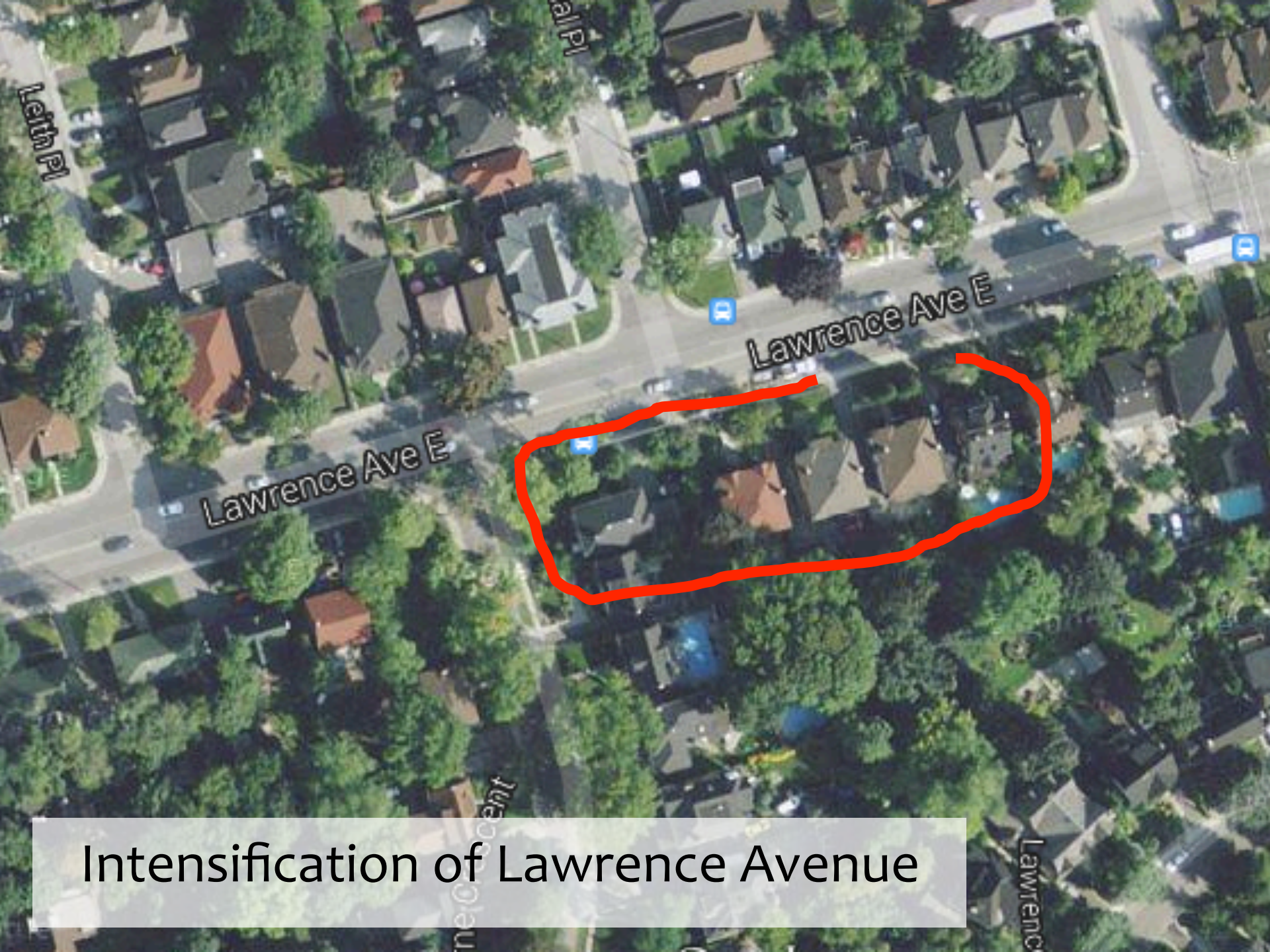


Revised Alaska Design



Contact: Uptown Yonge Neighbourhood Alliance





Intensification of Lawrence Avenue

# Development

## 2013-14 Goals

- \* Find a new Development Chair **MISSION ACCOMPLISHED!**
- \* Complete the database with photographs and data
- \* Develop design guidelines for builders **PROGRESS MADE!**
- \* Create Annual Awards for Best New Build and Best Renovation

# Parks and Trees

Nicholas Austin, Chair  
*trees@lpra.ca*

# Parks and Trees

1. The times - they are a' changing
2. Arbour Day
3. Locke Playground
4. Tree Buddies





# Arbour Day

\* Eventbrite

\* Activity

- Mulch
- Clean up storm damage

# Locke Playground

- \* Drainage meant to be complete by late August
- \* Ground now too wet
- \* Awaiting design from city
- \* Consultation & fundraising
- \* Looking for direction from City



# Tree Buddies

\* 3<sup>rd</sup> Year

\* Bulldog Forest: 140+ distributed

\* Planned for 2015

# Volunteers

- \* Thank You
- \* Well tenured (includes youth member)
- \* Looking for new members (incl. Chair)
- \* Questions

# Preservation of Value

Nicholas Austin and Pat Main, Co-Chairs  
*[preservingvalue@lpra.ca](mailto:preservingvalue@lpra.ca)*

# Preservation of Value

- \* Genesis
- \* Mandate
- \* Structure
- \* Advisory Groups

# Genesis: evolution

\*2012: Cats & Dogs:

\*2013: Uneasy peace

\*2015: Convergence (LPRA)

# Genesis: Strategic Intent

**“To create a community group that will focus on preserving values of Lawrence Park, with a mandate provided by a shared sense of destiny by the community”**

# Architecture & Streetscape

- \* To maintain a Design Guide that is accessible to homeowners for use in the design, build, and renovation process.
- \* In particular this guide should cover
  - \* The original vision for the community (as per Dinnick 1907-10)
  - \* The importance and value of trees, landscaping and green space in enriching the individual property and community
  - \* List and describe in detail the legacy architectural styles, design elements and materials

# Design Guide

## \* What is Lawrence Park?

- \* A mix of architectural gems of Edwardian, Georgian, Victorian, Arts & Crafts and English Cottage styles (limited copies of the same house)
- \* Non-linear streetscapes, curving crescents
- \* Predominantly 2-story homes
- \* Treed streets and back yards
- \* Roof lines and styles
- \* Red brick, stone and stucco predominate



# Architecture & Streetscape

- \* Maintain an informal database of housing sales stats (to include information such as house age, listed price, sale price, time off/on market, etc.) that would be available to residents
- \* Provide relevant objective counsel to those who are planning to develop and/or invest, in their property

# Heritage Subcommittee

- \* To understand the processes that govern the designation, the impact and ability to determine outcome for any property
- \* To work with all levels of government to help shape present and future guidelines and by-laws
- \* To share, on an ongoing basis, and engage the community in the heritage conversation

# Heritage Subcommittee

- \* “History Nuggets” postcards
- \* Century Home Celebrations
- \* Consultation with the community as to next steps
  - \* Is there a part of Lawrence Park (e.g., west of Mt. Pleasant) where the homeowners would accept heritage protection?
  - \* Is the city’s new Development Permit System a viable option to preserve the character of the neighbourhood?



# History Advisory Group

- \* To collect, curate and archive documents (including photographs, plans, etc.) and verbal history in conjunction with existing official repositories
- \* To educate residents about the past so they have a better appreciation of their property and community

# Looking to the Future

- \* Densification (Yonge & Lawrence)
- \* Community engagement
- \* Communications vital
- \* Proactive vs. reactive

# Traffic and Safety

John Gill, Chair  
*traffic@lpra.ca*

# Environmental Assessment

- \* The process was becoming adversarial
- \* Community Advisory Meeting postponed until June 16
- \* Underground Analysis by the consultants completed
- \* Increasing the diameter of underground piping is key as is underground storage of rainwater
- \* Above ground – multiple streetscapes are being proposed
- \* Safety and accessibility remain of paramount importance for sidewalks
- \* Process somewhat delayed due to election rules

# Traffic

- \* Paving on many streets east & west off of Mildenhall
- \* Left hand turns from northbound traffic onto Dawlish west of Mount Pleasant
- \* Children on our streets





West off Mildenhall



Mt. Pleasant looking North at Dawlish



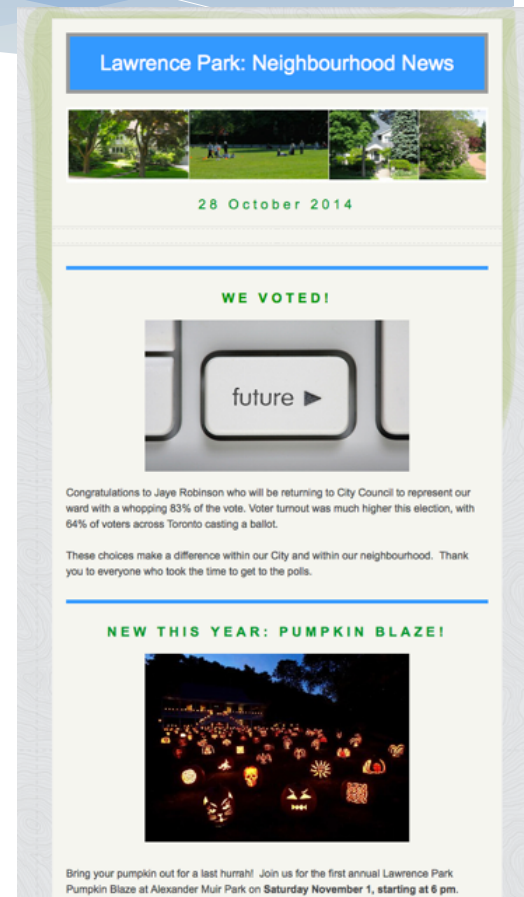
Left hand traffic entering Dawlish

# Communications

Margot Willoughby  
*communications@lpra.ca*

# Communications

- Email Newsletters
  - Neighbourhood News
  - Local Events
  - Development Information
  - Contact [communications@lpra.ca](mailto:communications@lpra.ca) to be added to the mailing list
- Coming Soon: a Private Online Network for Lawrence Park



# Welcome Committee

Co chairs:

Lisa Donahue

Karen Holland

[welcome@lpra.ca](mailto:welcome@lpra.ca)



# Family Fun Day Breakfast

**Lawrence Park  
Ratepayers  
Association**



# Membership

Dan Guttman  
*membership@lpra.ca*



# Board Elections 2014-15

Irma Baldanza

Charles Bunker

Kathy Dumanski

John Gill

**Janet Griffin**

Dan Guttman

Valentine Lovekin

Jennifer Millson

Margot Willoughby

# Magic Words

- \* **THANK YOU** to our current and past volunteers
- \* **THANK YOU** to our supporting local merchants  
Summerhill Market  
Chairman Mills
- \* **PLEASE** renew your membership
- \* **PLEASE** let us know how you would like to see the LPRA improve in the coming year
- \* **PLEASE** consider serving your community in your area of expertise or interest

# Areas of Need

## Committees

- \* Development
- \* Parks & Trees Chair
- \* Preservation of Value
- \* Welcome/Community Spirit

## Board Member/Officer

- \* Treasurer



Questions and Feedback?



We are adjourned  
Thank you

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Welcome  
Councillor Jaye Robinson