

FALL/WINTER 2023

# GYRA NEWSLETTER

The Greater Yorkville Residents' Association



## OUR MISSION

GYRA represents 53 condominium and high-end rental buildings and their well over 10,000 residents within the area bounded by Avenue Rd., Yonge St., Charles St. and Ramsden Park Rd/ Pears Ave.

GYRA provides a centralized voice for its member residents to ensure that issues impacting their quality of life, security and prosperity are effectively positioned with our Municipal and Provincial Governments, developers, and businesses, wherever needed.

GYRA strives to protect the historical and special areas of identity to preserve the unique character and ambience of our neighbourhood.



Our newsletter is intended to update our residents on issues that GYRA is working on, which are affecting our neighbourhood. We hope that you find the information contained in the newsletters of interest and helpful in understanding the issues that your Residents' Association is advocating on your behalf.



# LOCAL UPDATES



## Newest GYRA Member

We are very pleased to welcome the residents of **Two St. Thomas** as our newest member to the GYRA family. Two St. Thomas contains 248 upscale rental units. Learn more about Two St. Thomas [HERE](#).



## Avenue Road Study of Possible Proposed Changes to Deal with Excess Speed and Pedestrian Safety Issues

A communication was sent out to all GYRA member buildings on Monday October 16th for distribution to all residents.

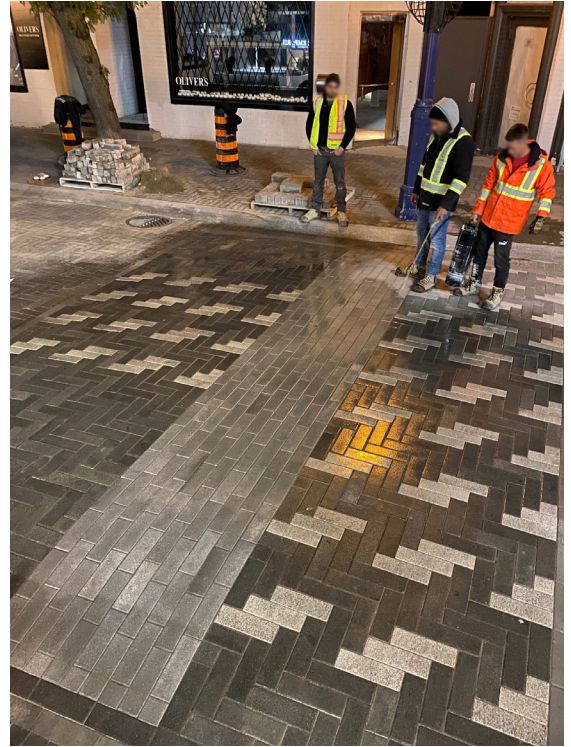
### About the Project

The Avenue Road Study is identifying opportunities to improve safety, mobility, and streetscape to better serve all road users on the street segment between Bloor Street West and St. Clair Avenue West. Proposed near-term actions are summarized [HERE](#), as well as in materials and maps posted to the project website. Please see the link for GYRA's position: <https://www.gyra.ca/s/Avenue-Road-Study-Letter-from-GYRA.pdf>



## Speed Humps on Yorkville Ave. (Between Bay St. and Avenue Road)

The speed humps have now been installed at a height of 3 inches, which is the approved specs by the City. The speed humps were requested to help with speeding vehicles *not* noise. We thank those residents who wrote to us about what they thought was the incorrect height of the humps. We immediately contacted the City, they inspected and agreed that the height at which their contractor was installing the humps was 1 inch, not 3 inches. They immediately corrected that issue. Another issue that developed was the paving stones started to separate because the contractor installed the humps on one side of the street first and then the other side of the street a week later, which allowed the stones to start to separate. As a result the City immediately stopped the work during the day and instead, Yorkville Ave. was closed for 4 nights between 10 pm and 7 am to allow the speed humps to be installed on both sides of the street at the same time.



# ADVOCACY

## Noise Bylaw Review

The current Noise Bylaw is inadequate to properly address our neighbourhood noise issues. GYRA invited Ingrid Buday, founder of "No More Noise Toronto" to present the history of her organization and the many noise issues across the City. She held several webinars on these issues to which our residents were invited to attend. Ingrid had her documentary selected by the Hot Docs festival and this was shared with those who attended. She also presented noise data that refutes the statistics used by the City who were showing that noise was a minimal complaint issue.



Once the City consultations with residents were completed, the public was asked to submit their comments/suggestions to the City by October 15th. GYRA provided an easy link to submit those comments and asked our residents to make their voices heard. While our main issue focuses on Excessive Vehicle Noise, the other noise issue that affects some of our residents is Amplified Sound.

**This email below was sent by the City on October 25th:**

*Thank you to everyone who attended the public consultations and provided feedback by email regarding the Implementation Review of the Noise Bylaw. The City heard from over 750 participants at six consultations and received over 2,200 emails with feedback.*

*Given the extensive response, and the need for some further consultations with relevant industries and other interested parties, the timing of the staff report has been moved from November to the January 11, 2024 meeting of the Economic and Community Development Committee (ECDC). This will allow the City sufficient time to analyze the high volume of feedback and incorporate it into the report.*

*Input from consultations and email submissions, as well as results of a technical review by an independent acoustical engineering firm (work which is ongoing), will also be used to recommend refinements to the Noise Bylaw. More information, including how to provide comments to the Committee, will be sent closer to the meeting date.*

*Thank you again for your time and input,*

*Noise Bylaw Implementation Review Team  
Municipal Licensing and Standards  
City Hall, 100 Queen Street West, 16th Floor, West Tower, M5H 2N2  
MLSfeedback@toronto.ca*

Environmental Noise was declared a health issue as far back as the 1970s and it has only gotten worse since then. We would like Toronto to be a vibrant city, but not at the expense of the health of our residents. The European Environment Agency estimates that long-term exposure to environmental noise contributes to 48,000 new cases of heart disease and 12,000 premature deaths every year in Europe. In addition, 22 million people suffer chronic high annoyance, and 6.5 million suffer chronic high sleep disturbance. Noise will not go away unless we all actively pursue noise reduction through laws that protect our health, and most of all, proper and adequate enforcement of those laws.



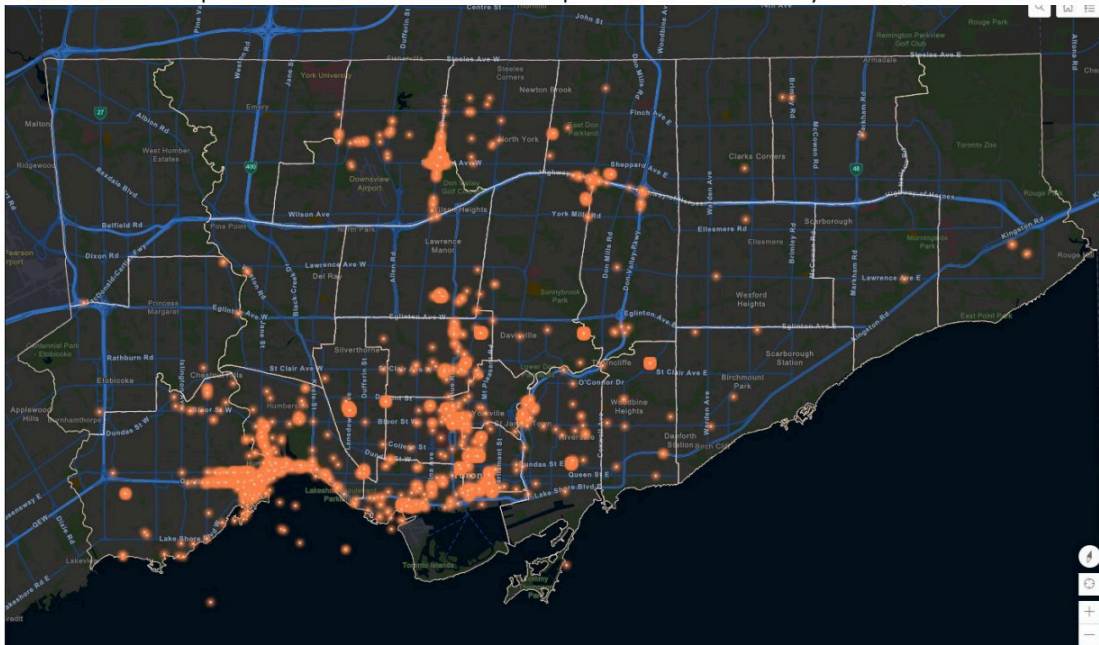
The City, based on 311 complaints, shows a relatively low number of complaints. Those numbers are understandable since 311 advises that there's not much they can do and in fact now advises to call the police. And as we all know, the police can't do anything about it since the vehicle that makes the excessive noise would be long gone. The map below, which is based on noise complaints from the No More Noise Toronto's website registered 7,765 noise complaints in just three months, the vast majority were excessive muffler noise.

Chart of 311 Noise Complaints presented by the City at the Public Consultations

### 311 Noise Complaints

Noise Service Type	2020	2021	2022	2023 (as of Aug 31)	Total	% Total
Amplified Sound	6,821	9,822	9,890	6,283	32,816	73%
Construction Noise	2,238	2,795	4,855	3,156	13,044	29%
Loading and Unloading Noise	404	447	457	125	1,433	3%
Motor Vehicle Noise	449	565	677	401	2,092	5%
Power Device Noise	255	345	326	286	1,212	3%
Stationary Source Noise	905	1,372	1,125	689	4,091	9%
Unreasonable and Persistent Noise	2,129	1,977	2,137	1,441	7,684	17%
<b>Grand Total</b>	<b>13,201</b>	<b>17,323</b>	<b>19,467</b>	<b>12,381</b>	<b>45,049</b>	<b>100%</b>

Map of the "Not 311" Noise Complaints within the City of Toronto



Noise complaints were logged from August to October 2022 and May to present in 2023. In these 8.5 months over 7,765 noise complaints were logged.

## Holiday Donation to Common Table

Once again this year, on behalf of our residents, GYRA will be making a donation of \$2500 to The Common Table at the Church of the Redeemer located at the corner of Avenue Rd. and Bloor St. Please click [HERE](#) for information of this program.



### The Common Table Program

Mon-Fri: Drop-in: 8:00 - 11:30

Mon-Wed: Hot meals: 10:00 - 11:30

Thurs-Fri: Sandwiches and snacks 10 - 11

Mon & Fri: Clothing

Tues: Art Class

Wed: Nurse, Book Club



## Clothing Drive

And again this year, we are asking our member buildings to consider having a clothing drive for the Church of the Redeemer. They have advised that they need the following: Winter boots & coats, sweaters, pants, hats/caps/toques, mitts/gloves, long-johns. For further information or assistance, please call Bill Ryan, Director of the Common Table at **416-807-3084**.

## Building Services and Products

One of GYRA's mandates is to seek out services and products that could be beneficial to the member buildings it serves. By identifying and sourcing services and products that could address the needs of its member buildings, GYRA can add value to its members and help them achieve their goals more effectively. At our last board meeting, the following services and issues were discussed and it will be up to the Board of Directors of each building to determine if any of these would be beneficial to their building:

## Security for Our Member Buildings

There currently exists a lack of response by police to various incidents including homeless people entering our buildings. GYRA investigated the cost of hiring a company that would provide one dedicated private security patrol car but found it was extremely costly and would be very limited in what they could do. At our last GYRA board meeting, we had a presentation by Avante, a security company, which guarantees a 6-minute response time when called. They would assist with issues involving unwanted intruders in your building. The cost for a condominium building would be about \$3200/year. One of our member buildings has already signed on and has had a very positive experience with their security issue. For more information on Avante, click [HERE](#).



## Pinhole Leaks



LeAC Shield has a system to eliminate pinhole leaks in your water pipes, which can be very costly to replace. Installation of this water treatment system extends the copper pipe lifespan. Due to the need for hot water systems to continuously run in large buildings, copper pipes can be expected to last anywhere from 15 to 25 years in most cases. Their replacement is not only extremely

costly, but it is very disruptive to the suites as many walls need to be opened. Pinhole leaks often result in damages to individual units. There have been some alternatives to full pipe replacement offered over the years that provide some form of coating for the interior of the pipes that will stop the erosion process. Of these many methods, we have found the installation of a water treatment system that forms a barrier between the erosive water flow and the pipe works the best and can indefinitely delay the need to replace the copper pipes. The main considerations in undertaking this installation are: safeness of the treatment in drinking water, historical performance and cost. For more information, click:

[LeAC Shield Contact](#)

[LeAC Shield FAQs](#)

[LeAC Shield Video](#)

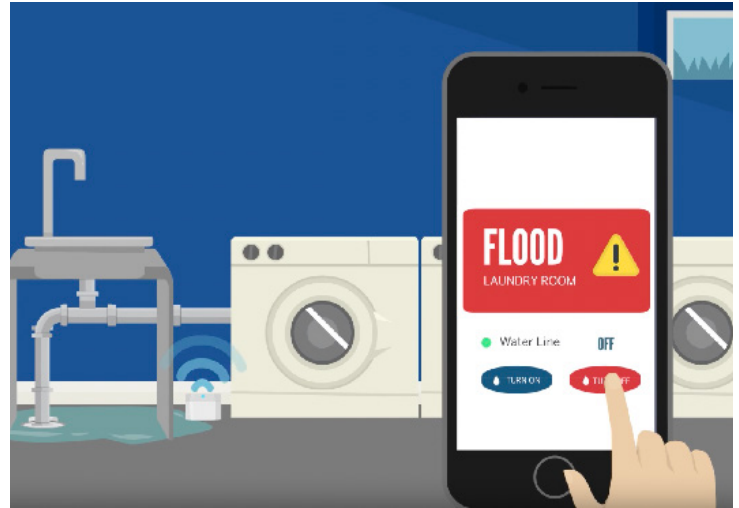


## Leak Detection System

LeAC Shield also installs a water leak detection system which consists of wireless water detection sensors that are placed in risky locations for water leaks that trigger an alert when water is detected. There is an upfront equipment cost and a monthly monitoring cost. For more information, click:

[Water Shield Contact](#)

[Water Shield Animated Video](#)



Another company that has worked with condominiums in our area with a similar system is Ombrello. They are associated with the Building Link condominium software company that many buildings currently use. Their website is currently under construction, so to contact them, email at [info@ombrello.ca](mailto:info@ombrello.ca). Leaks can be very costly to your building as well as to individual owners, not to mention the inconvenience associated with those leaks. We suggest that both companies be contacted before making a decision.

## Fire Hazard from e-Bike and e-Scooter Batteries

E-bike and e-scooter batteries are now the largest cause of home fires in NYC. Please see link below provided by one of our members, which is a detailed article by a condo building (called Tavira) in Florida. It describes the risks from e-batteries and planned actions. We felt it is important to make all of our members aware of this important issue. For more info, click [HERE](#).



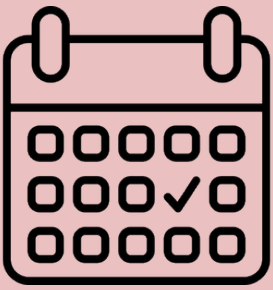
## Nightwood Theatre and Tapestry Opera

The theatre will be relocated to the lower level of St. Clare's at **877 Yonge St.** It will be largely funded by Section 37 funds and will be a great addition to our neighbourhood. For more information on this collaboration, click [HERE](#).





# UPCOMING EVENTS



## Holiday Magic (November 25, 2023)

Matt Dusk is the headliner. Carollers will stroll about the area throughout December. For more details, click [HERE](#).



## Flours de Villes NOEL (December 6 - 10, 2023)

There will be a floral trail of discovery throughout the neighbourhood to see over 30 floral installations, including their famous floral mannequins. Enjoy floral cocktails, attend floral workshops in the JARDIN content atelier, and shop for blooms from local florists at their pop-up flower markets. For more details, click [HERE](#).

## Other Event Info:

**Hot Docs** will be set in Late April to Early May

**Flours de Villes** will return in May 8 to 12th for Mother's Day

**No Icefest in February**

## Sidewalk Litter Bins

The sidewalk litter bins are owned by Astral Media (in exchange for ad space from the City). Therefore, for any broken bins or bins that are extremely dirty, we are asking our residents to call ASTRAL at **1-866-827-8725** and provide them with the address. If the bin is not fixed/replaced within 2-3 days, please call them again.



Last year GYRA initiated the removal of these sidewalk litter bins located in front of the Village of Yorkville Park (that were always overflowing, with accompanying odour) and replaced with the larger blue and black waste bins with proper signage. While the large bins are not the most attractive, the result has been reduced waste overflow and odour. We asked the City to try to improve the appearance of the large waste bins in the Yorkville Village Park and the City has now delivered them, painted with various designs.



## Yorkville Village Park



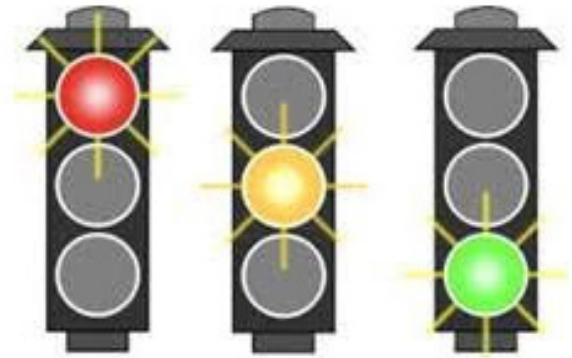
The electrical fixtures and underground wiring in the park is approximately 40 years old and in need of repair and replacement. We now have approval for lighting and electrical wiring upgrades for the entire park. This will be paid from Section 37 funds. Work is budgeted for about \$550,000 and will be a 2024 project.

## Advanced Green Traffic Lights

**Yorkville/Bay:** GYRA asked for westbound advanced for all-ways traffic. What has been approved and implemented is an advanced left turn based on the traffic. If three or more cars are waiting, then the advanced green operates. We were recently advised that Traffic Management's study does not indicate the need for advanced green to operate for vehicles going straight and/or making a right turn. To us this makes no sense. Since Yorkville Ave. east of Bay St. is one lane in each direction, it makes sense to allow the vehicles waiting to go in any of the 3 directions to clear the traffic. If a vehicle is waiting to make a right turn, then the purpose of the left turn advanced is negated. The City has advised that they will be looking at this again and of course we will follow up.

**Rosedale Valley/Park Rd:** GYRA had requested that the westbound advance green be operational on Saturdays during peak times. This has now been completed.

**Cumberland at Bay:** We have submitted a new request for an advanced green east bound on Cumberland St. at Bay St., especially during the CafeTO closure of Bellair St. The study has agreed with our recommendation and the City has approved this change. Since new hardware is required, this will be a project for early 2024.



**Yorkville and Yonge St:** We requested an extension of the timing of the green light for eastbound Yorkville Ave. vehicles at Yonge St. This request has been approved. We don't know yet when the change will take place but we will continue to follow up.

**Bloor/Avenue Rd:** A new request has been submitted to install an advanced green left turn on Bloor St. at Avenue Rd. in both directions. There are already dedicated left turn lanes in place. This request has been approved, but no installation date has been provided yet. We will follow up.





## RESOURCES

### **Who you can call to help the homeless in the Greater Yorkville Area:**

For persons sleeping on the streets or in the parks call: **Streets to Homes at 416-392-0090.**

For persons sleeping in the parks, you can also call: **Parks Ambassador at 416-771-3042.**

If you can't reach the above numbers: call 311, advising them of the situation and request that this be reported to Outreach, which is open 7 am–11 pm. They will forward the complaint and are supposed to respond to the situation within four hours.

If the person is violent, call police at 53 Division at **416-808-5300** or **911** in emergency situations. Please note that other than in police situations, no relocation program can be forced upon people.

### **Who to contact for streetscape issues:**

Contact the BIA at [bybia@bloor-yorkville.com](mailto:bybia@bloor-yorkville.com) only for issues with any of the following blue lamp posts with the round globe lights, round benches around the trees on Bloor St., bike racks and tables/chairs in Yorkville Park.

### **All other issues such as graffiti or posters should be directed to 311.**

When calling 311, they will give you a file number which you should keep. If your complaint has not been addressed after a few days, you should call them again and ask for an update. We have had good success dealing with 311, but sometimes it does require a follow-up call.

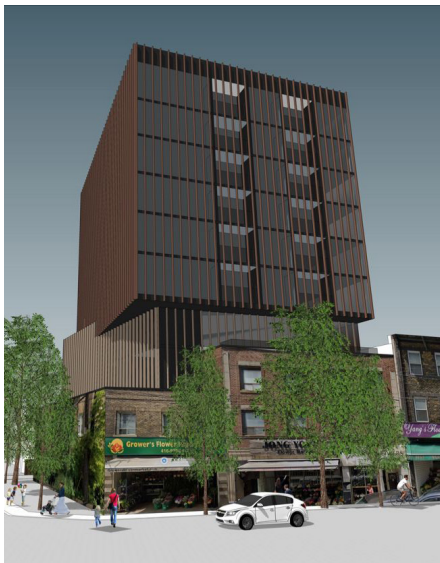
# PROPOSED DEVELOPMENTS (NOT YET APPROVED)



**110-116  
Avenue Rd. at  
Tranby**  
9 storeys built  
over 110-112  
Avenue Rd.  
Has been  
approved.  
Learn more  
[HERE.](#)



**121 Avenue  
Rd. (vacant  
lot at  
Webster)**  
8 storeys. Site  
Plan approval  
is imminent.  
Learn more  
[HERE.](#)



**126-130  
Avenue Rd. at  
Bernard**  
12 storeys to  
be built over  
the existing  
buildings.  
Learn more  
[HERE.](#)



**148-158  
Avenue Rd.  
(Av & Dav)**  
35 storeys -  
the proposal  
has been  
approved.  
Learn more  
[HERE.](#)



**183-189 Avenue Rd.**  
10 storeys - Vacant lot on Pears Ave. plus  
a few of existing buildings to the south.  
Site Plan approval is imminent. Learn more  
[HERE.](#)



**1255 Bay St.**  
35 Storeys -  
cantilevered  
over the  
existing  
building at  
1235 Bay St.  
- approved.  
Learn more  
[HERE](#).

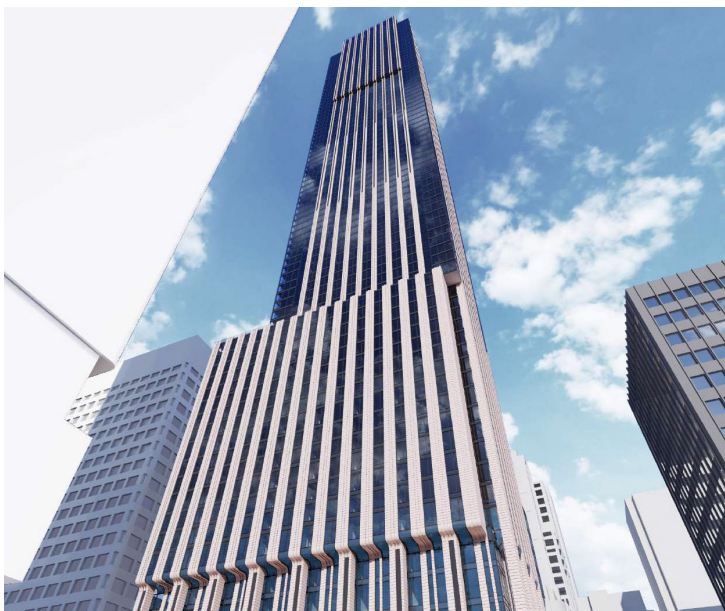


**15-19 Bloor  
St. W.**  
90 storey  
narrow tower.  
Refusal report  
was issued  
and will now  
go to the OLT  
in 2024. Learn  
more [HERE](#).



**82 Bloor St. (Harry Rosen)**

Site plan has finally been received by City Planning for this 2-tower development and Village of Yorkville Park expansion. This will take some time to review and discuss with the developer. Learn more [HERE](#).



**83-95 Bloor St. - 72 storey condominium/  
retail/commercial.** Agreement has been reached on this development. Some improvements were achieved during the mediation phase with respect to built form resulting in improved sky view, additional short term parking on site, POPS at the corner of St. Thomas and Bloor, and construction management committee to be set up with the area stakeholders. Learn more [HERE](#).



### **Cumberland Square**

The site plans have been approved for the 2 west towers but still no information on any commencement of construction or in fact who will ultimately be the builder. The site plan for the tower closest to Yonge St. is very close to being approved. Learn more [HERE](#).



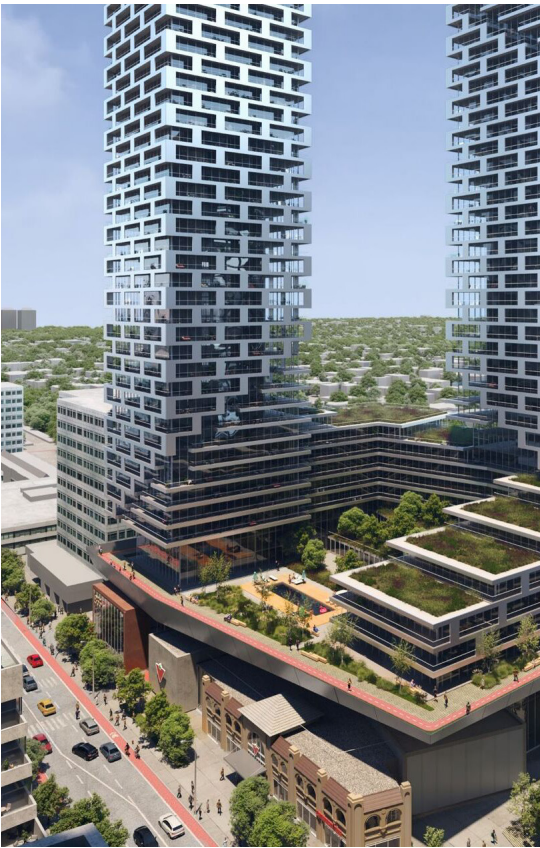
### **100 Davenport Rd.**

This went to the OLT on October 26th. The main issue is still height and the resulting shadowing on Belmont House. As of this writing, no decision has been made. Learn more [HERE](#).



### **22-32 Scollard & 21-25 Davenport - (Scollard/Davenport)**

City Planning issued a Refusal Report, which was accepted by Toronto East York Community Council and then adopted by City Council. The developer is appealing at the OLT which is scheduled for April/2024. Learn more [HERE](#).



**835-839 Yonge St. (Canadian Tire development) 41 and 49 storeys over a new Canadian Tire store. A small park-like setting POPS space (privately owned, public space) is proposed for the space currently occupied by the gas station at the corner.**

At the last Community Consultation Meeting, there were many negative comments about the location and height of the towers. Negative comments were also voiced about the design of the podium over the heritage building. Also concerns expressed about the entrance/exit from the development onto Yonge St. Discussion also took place about providing a pedestrian connection over the subway tracks to the ravine. City Planning and the developer will be reviewing the comments with a focus on improving the design. No updates from the developer. Learn more [HERE](#).



**906 Yonge St. & 25 McMurrich**

40 and 23 storeys - Negotiations have been completed and proposal has been approved. Learn more [HERE](#).



**931 Yonge St. - City owned property - proposed redevelopment.**

There was a Community Consultation Meeting on Wednesday March 22nd. The property is City-owned. The original proposal was for 21 storeys of residential market rates and affordable housing. Several participants were surprised and disappointed that the proposal was only for 21 storeys and suggested 30 - 35 storeys, especially in view of the need for more affordable housing in the city. We have just learned that the city is now proposing 32 storeys, which will accommodate 250 new affordable housing units. Learn more [HERE](#).





**69 Yorkville - SE corner of Yorkville and Bellair (Dynasty Chinese Restaurant is a tenant in the existing building)  
29 Storeys**

City Planning issued a Refusal Report on the grounds that it is in the core Yorkville area that has a protected height limit. The Refusal Report was adopted by Toronto East York Community Council and then by City Council. The developer is appealing to the OLT which is scheduled for Dec./2024. Learn more [HERE](#).

# DEVELOPMENTS APPROVED/ UNDERWAY



**33 Avenue Rd./138 Yorkville Ave. (formerly York Square at the north-east corner of Avenue Rd. and Yorkville Ave.) – developers First Capital Realty and Greybrook Realty Partners**

26 storeys – 65 units - condo/retail. Demolition of the existing buildings is complete. Construction is expected to take approximately 2 to 3 years. Learn more [HERE](#).



**89 Avenue Rd. - (formerly Hotel 89) - developer Armour Heights**  
20-storey luxury condominium tower. Estimated completion time is two years. Learn more [HERE](#).



**1 Bloor St. West (SW corner Bloor & Yonge) - 91 storeys - developer Mizrahi - condo/hotel/retail hotel**  
Construction is well underway and the project is expected to take 2 to 3 more years to complete. Their application for height increase was approved and it will now be 91 storeys. The development has now gone into receivership. A receiver has been appointed and construction continues, at least for now. Learn more [HERE](#).



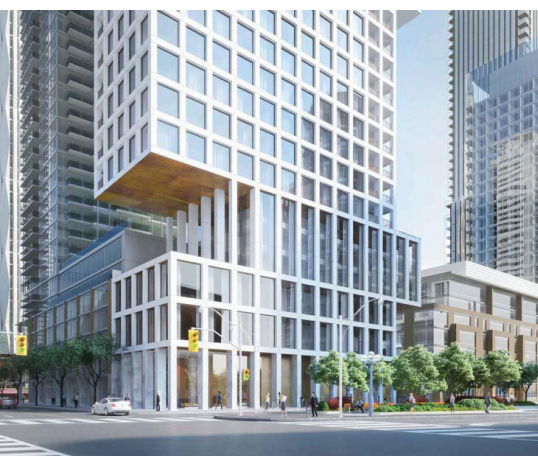
**8 Cumberland St. - (corner of Yonge & Cumberland) - developer Great Gulf**  
51-storey, 399 condominium units with retail. Construction is well underway and completion is expected to take 2 more years. Learn more [HERE](#).



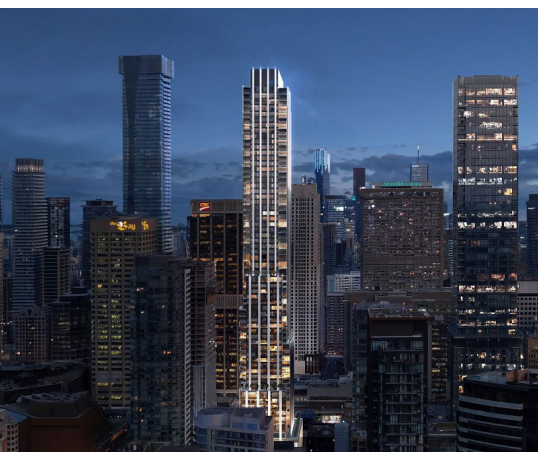
**50 Scollard St. - (NE corner Bay & Scollard) - developer Lanterra**  
41-storey condo, 112 units. Construction is well underway. Learn more [HERE](#).



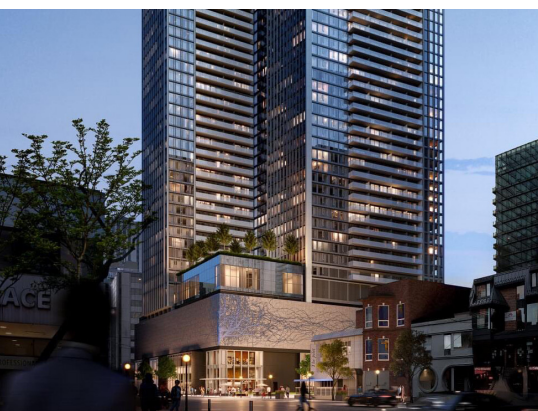
**771 Yonge St. - (SE corner of Yonge & Asquith) - developer Menkes**  
26-storey condo with retail - 202 units. City has now approved and construction has begun. Estimated completion time is approximately 2 years. Learn more [HERE](#).



**874-878 Yonge St. and 3-11 Scollard St. - (SW corner of Yonge & Scollard) - developer Cityzen**  
46 storey condo tower - 152 units. Zoning has been approved, which means construction can begin but there is no schedule yet. Learn more [HERE](#).



**11 Yorkville Ave. - (south side mid-block between Yonge and Bay) - developer Metropia**  
62-storey condo with a 2-storey retail podium at base - public parkland surrounding. Construction is well underway and is expected to take another 1-2 years. Learn more [HERE](#).



**33 Yorkville Ave. (across from the Four Seasons Hotel) - developer Pemberton Group**  
2 towers (71 and 46 storeys) of condo/retail with public parking. Construction has restarted. Learn more [HERE](#).

## GYRA MEMBER BUILDINGS:

2 Avenue Rd.  
38 Avenue Rd.  
55A Avenue Rd./18A Hazelton Ave.  
77 Avenue Rd.  
99 Avenue Rd.  
170 Avenue Rd.  
21 Balmuto St.  
35 Balmuto St.  
1166 Bay St.  
1331 Bay St.  
10 Bellair St.  
1 Bloor St. E  
131 Bloor St. W  
77 Charles St. W  
20 Collier St.  
80 Cumberland St.  
88 Cumberland St.  
145 Cumberland St.

155 Cumberland St.  
164 Cumberland St.  
175 Cumberland St.  
188 Cumberland St.  
200 Cumberland St.  
88 Davenport Rd.  
181 Davenport Rd.  
36 Hazelton Ave.  
133 Hazelton Ave.  
4 Lowther Ave.  
3 McAlpine St.  
15 McMurrich St.  
77 McMurrich St.  
8 Scollard St.  
21 Scollard St.  
40 Scollard St.  
55 Scollard St.  
1 St. Thomas St.

2 St. Thomas St.  
22 St. Thomas St.  
2 Sultan St.  
8 Sultan St.  
900 Yonge St.  
914 Yonge St.  
942 Yonge St.  
980 Yonge St.  
1 Yorkville Ave.  
18 Yorkville Ave.  
50 Yorkville Ave.  
61 Yorkville Ave.  
68 Yorkville Ave.  
80 Yorkville Ave.  
100 Yorkville Ave.  
118 Yorkville Ave.  
155 Yorkville Ave.

## GYRA BOARD EXECUTIVES

**Alan Baker (President) • Bill Etherington (Vice-President)**  
**Ken Sloan (Treasurer) • Paul Bedford (Director Community Planning)**  
**Bob Archambault (Director Community Relations)**

To contact GYRA: [info@gyra.ca](mailto:info@gyra.ca) | [www.gyra.ca](http://www.gyra.ca)

