

# GYRA

www.GYRA.ca info@gyra.ca  
February 2010 Report

## COMMUNITY SAFETY

### Yonge Street Foot Patrol

52 Division has stepped up foot patrols on Yonge Street. It was felt foot patrols would more easily engage with the neighbourhood, while bike patrols would be fleeting in comparison.

### TPS Links: Community Automated Notification System:

This system was created to increase communication between police, residents and businesses. Recipients can choose specific notifications from a menu which includes safety concerns such as robberies, emergencies, missing persons, amber alerts, and local road closings and community events.

The system is presently available in 53 and 32 divisions, with implementation by other divisions throughout Toronto following. To register go to [www.torontopolice.ca](http://www.torontopolice.ca) and click onto the TSPLinks icon. GYRA residents should register with 53 Division.

### Emergencies or Crimes in Progress

If you require emergency assistance, or want to report a crime in progress, call 9-1-1. An emergency is any situation where people or property are at risk (including but not limited to fires, crimes in progress or medical emergencies.)

### Non-Emergency

If you require Police assistance, but are not in an emergency situation (e.g. Reporting thefts, vandalism, fraud) or for other situations where no person or property is in immediate danger, call the non-emergency telephone number 416-808-2222.

### TDD (TTY) - Telecommunications Device for the Deaf

The Toronto Police Service non-emergency TDD number is: 416-467-0493.

### Crime Stoppers

If you have information about a crime that you would like to report anonymously, please call Crime Stoppers at 416-222-TIPS (8477), toll-free 1-800-222-TIPS, or visit their website: <http://www.toronto-crimestoppers.co>

## DEVELOPMENT

### City of Toronto Planning Department - Development Website

View development projects and planning applications at [www.toronto.ca/planning/development](http://www.toronto.ca/planning/development) applications

### Proposals:

#### 21 Avenue Road, Menkes, (Old Four Seasons)

Proposal History:

Original Proposal: 58-storeys (south) and 48-storeys (north)

Revised Proposal: 48-storeys 178.5m (south) and 44-storeys 166m (north).

OMB Appealed Proposal: 40-storeys 143.25m including mechanical penthouse (south) and 28-storeys 97.5m including mechanical penthouse (north) with total of 383 residential units, on a three-storey podium with retail fronting Avenue Road.

Alternate Proposal 12 Jan 2010: South Tower 127 m and North Tower 133 m

## **NORTH BUILDING**

The north building has evolved from 48-storeys to 44-storeys to 28-storeys. The 28-storey height of 97.5m is almost three times the height of the Yorkville Avenue Hazelton Hotel & Condominiums, and eight metres higher than the Four Seasons Hotel. This is the appealed proposal which will be heard at OMB commencing 22 March 2010.

Meanwhile, at the TEYCC meeting on 12 January 2010, responding to City Staff's recommended development strategy of 99m including mechanical penthouse on a 750sm floor plate, the developer proposed a 133m tower on a 780sm floor plate.

## **SOUTH BUILDING**

The south building has evolved from 58-storeys to 48-storeys to 40-storeys. The 40-storey height is 143.25m. By comparison, the Renaissance Plaza at 175 Cumberland Street is 84.6m and the Four Seasons Hotel is 91m.

Meanwhile, at the TEYCC meeting on 12 January 2010, responding to City staff's recommended development strategy of 116m including mechanical penthouse on a 750sm floor plate, the developer proposed a 127m tower on a 780sm floor plate.

The December 23, 2009 report recommends the City inform OMB it will support planning staff's alternate development strategy:

Density:

12.0 approximate (appealed proposal 16.0)

Height:

North Tower 99 metres including mechanical penthouse (appealed proposal 97.5 metres)

South Tower 116 metres including mechanical penthouse (appealed proposal 143.25 metres)

Floor Plate:

North Tower 750 m2 (appealed proposal 1050 m2)

South Tower 750 m2 (appealed proposal 960 m2)

North Tower Maximum east-west dimension 38 metres (appealed proposal 52 metres)

Building Separation 25m (appealed proposal 20m)

Glen Murray, Toronto Centre liberal candidate, attended GYRA's January 2010 meeting at the behest of then Minister of Culture, Aileen Carroll, to learn of GYRA's position with respect to the encroachment of the Queen's Park and Ontario Legislative Building Assembly Building Vista by the height of the towers proposed by the developer. GYRA requested Mr Murray inform the minister to take issue to prevent the encroachment. The minister remained silent. A new minister was appointed and GYRA followed up with the new minister and the Premier:

## **URGENT**

20 January 2010

The Honourable Michael Chan  
 Minister of Culture  
 900 Bay Street  
 5th Floor Mowat  
 Toronto ON  
 M7A 1L2

Dear Minister:

Re: **The Queen's Park and Ontario  
21 Avenue Road Official  
Plan Amendment & Rezoning**

**Legislature Assembly Building Vista and**

GYRA (the Greater Yorkville Residents' Association) represents eighteen residential buildings, home to over two thousand constituents in the Yorkville area.

GYRA is disappointed former culture minister Aileen Carroll did not take a proactive position to protect our Province's most important Queen's Park and Ontario Legislature Assembly Building vista. The proposed condominium development at 21 Avenue Road will be visible behind Queen's Park when viewed from College Street,

City of Toronto planning staff trying to preserve the view recommended maximum heights of 116 metres and 99 metres. The developer responded with heights of 127 metres and 133 metres. We respectfully seek your immediate intervention to prevent further ruination of this heritage vista.

The Speaker of the Legislative Assembly of Ontario and the Architectural Conservancy of Ontario, especially the Architectural Conservancy of Ontario, have both expressed great concern. We implore you to step in to prevent this encroachment, and urge you to work with the City to reduce or eliminate encroachments already permitted.

We are depending on you, our elected official, to protect the view, and thank you for your immediate intervention in this matter. A similar appeal is being made to the Premier.

Yours sincerely,  
Gee Chung (Ms)  
President

**THE GREATER YORKVILLE RESIDENTS' ASSOCIATION**

c.c. The Honourable Steve Peters, Speaker of the Legislature  
The Architectural Conservancy of Ontario  
Bloor-Yorkville BIA  
ABC Residents' Association  
Friends of Yorkville

**URGENT**

20 January 2010

The Honourable Dalton McGuinty  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto ON  
M7A 1A1

Dear Premier:

**Re: The Queen's Park and Ontario  
21 Avenue Road Official  
Plan Amendment & Rezoning**

**Legislature Assembly Building Vista and**

GYRA (the Greater Yorkville Residents' Association) represents eighteen residential buildings, home to over two thousand constituents in the Yorkville area.

GYRA is disappointed former culture minister Aileen Carroll did not take a proactive position to protect our Province's most important Queen's Park and Ontario Legislature Assembly Building vista. The proposed condominium development at 21 Avenue Road will be visible behind Queen's Park when viewed from College Street,

City of Toronto planning staff trying to preserve the view recommended maximum heights of 116 metres and 99 metres. The developer responded with heights of 133 metres and 127 metres. We respectfully seek your immediate intervention to prevent further ruination of this heritage vista.

The Speaker of the Legislative Assembly of Ontario and the Architectural Conservancy of Ontario, especially the Architectural Conservancy of Ontario, have both expressed great concern. We implore you to step in to prevent this encroachment, and urge you to work with the City to reduce or eliminate encroachments already permitted.

We are depending on you, our elected official, to protect the view, and thank you for your immediate intervention in this matter. A similar appeal is being made to Minister Michael Chan.

Yours sincerely,  
Gee Chung (Ms)  
President

**THE GREATER YORKVILLE RESIDENTS' ASSOCIATION**

c.c. The Honourable Steve Peters, Speaker of the Legislature  
The Architectural Conservancy of Ontario  
Bloor-Yorkville BIA  
ABC Residents' Association  
Friends of Yorkville

GYRA's position statement to TEYCC:

From: GYRA - The Greater Yorkville Residents' Association  
[info@gyra.ca]  
Sent: January 8, 2010 12:37 PM  
To: Ulli S Watkiss City Clerk (uwatkis@toronto.ca); Rosalind Dyers  
Administrator TEYCC (teycc@toronto.ca)  
Cc: Councillor Kyle Rae; Councillor Adam Vaughan  
Subject: 12 January 2010 - Agenda Item TE30.4 - Directions Report - 21  
Avenue Road

To: Toronto & East York Community Council Members:

Ongoing development in Yorkville must be respectful of Yorkville's heritage, must be of the highest architectural and urban design and

must use top quality building materials to successfully combine the heritage elements in a contemporary setting.

GYRA's comments to Attachment 10: Recommended Development Strategy:

**Queen's Park & Ontario Legislative Assembly Building Vista**

City must ensure the development will not impinge on this most important vista.

**Floor Plate**

While the 750 m2 recommended floor plate represents a substantial reduction from that of the developer's appealed proposal, a smaller floor plate is desirable. We note several downtown residential towers with smaller floor plates: 18 Yorkville 630 2m - the Spire at Church & Adelaide 622 2m - Clear Spirit Distillery District 660 to 696 2m - Murano on Bay 645 2m

**Podium**

The podium should incorporate historic characteristics of Yorkville, as set out in the Bloor-Yorkville Urban Design Guidelines. The scale of the street façade should reflect the traditional height of earlier buildings. The Hazelton Hotel is an excellent example. Each part of the façade should express a unit of frontage similar to that established by the original survey for lots in this area. Again the Hazelton Hotel is an excellent example.

Window and door openings should be proportionally vertical and have a rough ratio of being twice as high as they are wide, and the ratio of such openings to the solid wall area of the façade should address the traditional pattern found in earlier Yorkville buildings where the openings are usually the less dominant feature.

The inclusion of recesses and projections will add complexity and variety to the building form. The selection of brick masonry with stonework features will exemplify the traditional Yorkville Avenue context.

**Pedestrian Sidewalk Space**

With the profusion of boulevard cafes animating our narrow streets during the summer months, it is imperative adequate sidewalk space is provided for both pedestrians and cafes. Pedestrians' safe passage and comfort should be the criteria, especially for those in wheel chairs or pushing baby strollers. Ample sidewalks on all three street frontages, with space for trees and other plantings is also an essential component to the greening of Yorkville.

**Parkette**

GYRA is a strong advocate of greening and a Parkette will be a valued amenity.

GYRA supports the recommendations, and will be delighted to see our comments incorporated into the final scheme.

Gee Chung, President

THE GREATER YORKVILLE RESIDENTS' ASSOCIATION

Manulife P.O Box 19512 55 Bloor Street West Toronto ON M4W 3T9

www.GYRA.ca info@gyra.ca

GYRA president attended at TEYCC on 12 January 2010 and reiterated GYRA's position to the council members.

City staff prepared a Supplementary Report dated 25 January 2010 to City Council commenting on the developer's January 2010 proposal, and concluding the proposal should not be supported.

**GYRA's position statement to City Council:**

From: GYRA - The Greater Yorkville Residents' Association  
[info@gyra.ca]  
Sent: January 25, 2010 6:03 PM  
To: Ulli S Watkiss City Clerk (uwatkis@toronto.ca)  
Cc: Councillor Pam McConnell; Councillor Kyle Rae; Councillor Adam Vaughan; Councillor Joe Mihevc (councillor\_mihevc@toronto.ca)  
Subject: City Council Meeting 26-27 Jan 2010: 21 Avenue Road  
Development Application Ref: 07 289063 STE 27 OZ: TEYCC 12 Jan 2010  
TE30.4

**G Y R A**

THE GREATER YORKVILLE RESIDENTS' ASSOCIATION  
Manulife P.O Box 19512 55 Bloor Street West Toronto ON M4W 3T9  
www.GYRA.ca info@gyra.ca

To: Mayor Miller and Members of Toronto City Council:

GYRA represents eighteen residential buildings in the Yorkville area, home to over 2,000 residents. We have, together with members of the Bloor-Yorkville Community and the Friends of Yorkville, reviewed the developer's alternate plan to that recommended by City staff at TEYCC earlier this month.

We find the developer's alternate plan exceeds the guidelines set out in the Bloor-Yorkville/North Midtown Urban Design Guidelines. We also find the excessive intensification is inappropriate for this site, and the density will adversely affect the historic characteristics of the Village of Yorkville. And, foremost, we find the height of the north tower exceeding that of the south tower is totally unacceptable. The north tower must step-down to acknowledge its low and mid-rise neighbours to the north and west.

We are opposed to the scale of the developer's alternate plan and would ask you all to reject the developer's application.

Gee Chung  
President  
THE GREATER YORKVILLE RESIDENTS' ASSOCIATION

c.c. Bloor-Yorkville Community  
Friends of Yorkville  
Bloor-Yorkville BIA  
ABC Residents Association  
Annex Residents Association

On 27 January 2010, on a motion made by Councillor Kyle Rae, City Council voted in favour of the developer. Council approved a north tower height of 127m, south tower height of 133m, each on a 780sm floor plate, and with a 25m separation between the towers.

Section 37 contribution payable upon issuance of the first above-grade building permit:

- a) \$1,000,000 towards local parks and street improvements in the area
- b) \$500,000 towards the Toronto Reference Library Renovation Plan

For OMB December 2009 pre-hearing details, see January 2010 Report. A second OMB pre-hearing is scheduled on 01 February 2010, and the hearing is scheduled to commence on 22 March 2010 for a period of two weeks regarding the appealed proposal.

### **10-14 Prince Arthur Avenue**

Proposal: 8-9 storey terraced condominium.

See May 2009 Report for GYRA's April 2009 position statement to the Toronto Preservation Board.

On 23 April 2009 the Toronto Preservation Board concurred with Planning staff's recommendation that the application be refused. Board member Councillor Adam Vaughan argued that HCD status has to be respected, and that other developers would plan similar projects in other HCD areas.

GYRA position statement sent to Toronto & East York Community Council on 08 May 2009 stating the proposal is inconsistent with the scale of the physical and heritage characteristics of Prince Arthur Avenue, and, if approved, would compromise the integrity of the East Annex Heritage Conservation District, and will encourage developers to disregard HCD guidelines in other parts of the City.

It was learned last month (December 2009) the developer and opponents will enter into mediation to find an acceptable compromise.

### **Cumberland Terrace, Oxford Properties, 2 Bloor Street West**

As at February 2010, no further details available.

Proposal: A 35-storey residential tower at the corner of Yonge & Cumberland, and a 45-storey residential tower mid-block (Balmuto vista view) similar in height to the CIBC tower, and nine terrace villa townhouses on top of the Bay Street retail podium. Above ground parking will be integrated into the 5-storey podium.

### **192A Bloor Street West "McDonald's" - Exhibit Definitive Residences**

As at February 2010, no further details available.

Bazis International (21 Balmuto Street Crystal Blu 35-storey condo) will build on the site. For details: [www.bazisinternational.com](http://www.bazisinternational.com)

### **Approved Developments:**

#### **One Bloor (1 Bloor Street East)**

In December 2009, Great Gulf Homes presented their plans for a spectacular 65-storey condominium tower, with elegant curves. For example, a balcony is a grand piano shape. The terraced wavy podium with a cut-out at the corner of Yonge & Bloor, to provide generous sidewalk space, will feature two retail levels, four residential levels and on the 7th level, the amenities, spa and landscaping. Architect is David Pontarini and landscape architect is Janet Rosenberg. Number of units 700 ranging from 1 to 3 bedroom suites.

Marketing of the units is scheduled to commence in March 2010. Construction period three-and-a-half to four years.

#### **32 Davenport Road & 12-22 McMurrich Street (former Moriyama Lands) Lifetime Urban Development**

The 28-storey condominium building, including a 4-storey podium, 166 units and 165 parking spots in five underground levels, accessible from McMurrich Street, was approved by City Council in October 2009.

A Section 37 Agreement secured:-

- a. \$550,000.00 be paid prior to the issuance of the first above-grade permit towards the Greater Yorkville Residents' Association (GYRA) Yorkville Greening Initiative
- b. \$15,000.00 to be paid prior to the issuance of the first above-grade permit towards the Yorkville Lending Library's Centenary Project
- c. \$335,000.00 to be paid prior to the issues of the first above-grade permit towards capital improvements at Budd Sugarman Park and Ramsden Park

#### **Milan Condominiums 815 Church Street**

37-storey mainly glass building with 322 units. One-bedroom 577-682 sq ft, Two-bedroom 777-907 sq ft, Two-bedroom + Den ranging from 802-1,319 sq ft and 3-Bedroom 1,192 sq ft. \$389,000 for 577 sq ft to \$724,900 for 998 sq ft. The Milan Club fitness and entertainment centre includes weight and fitness room aerobics room, indoor pool, saunas, home theatre, card room, billiards room and library. Fees 42 cents per sq ft + hydro. About 35% sold.

#### **St Basil's Schoolhouse 34-38 Hazelton Avenue**

An application for "a partial 7-storey, 30 unit condominium building that includes the alteration of the existing designated schoolhouse building with the introduction of a new addition to the rear and partially above the retained building façade" was approved by City Council in October 2009.

The Section 37 Agreement will provide \$175,000.00 to be used in streetscape and park improvements in the Yorkville neighbourhood.

#### **The St. Thomas: 100-110 Charles Street West and 4, 6 & 8 St Thomas Street**

A 47-unit single and bi-level condominium residence, ranging from, 2,000 sq ft to 6,000 sq ft, with prices starting at \$2 million. Amenities include a private dining room, a lounge, indoor pool and yoga studio. For details: [www.minto.com](http://www.minto.com). A source learned from the sales office that construction plans are on hold.

#### **One St Thomas**

A GYRA source learned plans for the construction of townhouses on the site of the Sultan Street former sales office are on hold.

#### **Under Construction**

##### **The Florian, the Residences of Upper Yorkville, 76-100 Davenport Road**

50% sold. Construction financing in place. 21-storeys combining a tower and curving 4-storey podium. Occupancy Spring 2011. 83 suites priced from \$1 million to over \$3 million, ranging from 743 square feet to more than 4,000 square feet. Condo fees estimated at 69-cents sq ft. Amenities include 24-hour concierge, valet parking, wine club with individual professional wine storage and private tasting room, indoor pool, fully equipped state-of-the art exercise facilities, party room with full service kitchen, and 4th floor rooftop garden with summer bar. For additional details: [www.theflorian.com](http://www.theflorian.com)

##### **Four Seasons Private Residences, Yorkville Avenue**

The 55-storey West Residence will house a 253-room Four Seasons Hotel on the first 20 floors, and around 100 private residences above. The 25-storey East Residence will contain around 100 private residences. For details see [www.yorkvilleresidences.com](http://www.yorkvilleresidences.com)

The sidewalk and curb lane on the south side of Scollard Street, and the sidewalk and curb lane on the east side of Bay Street, between Scollard and Yorkville is closed to facilitate construction staging area for a period of 50 months starting May 2008 to July 2012.

**Museum House 206 Bloor St West**

19-storeys with 26 units. ½ floor suites priced from \$1.8 million to \$2.3 million, full-floor suites from \$5.9 million and penthouse suites \$10 million. Private access elevator to each suite with separate service elevator. 24/7 personal concierge and parking valet. Amenities include fitness centre, entertainment/boardroom with catering kitchen and outdoor terrace, and a fully furnished guest suite with private terrace. Fees 93 cents per sq ft + hydro and heat. Occupancy 2010.

**130 Bloor Street West**

Construction of the 6-storey residential condominium units, being built over the top of the existing 14-storey mixed use building, has resulted in the closure of one lane on Cumberland Street for several months.

**Crystal Blu 21 Balmuto Street**

The 130-unit building includes three penthouses from \$1.3 Million to over \$4 Million, ranging in size from 1,599 to 2,210 square feet, and most will be two bedroom-plus-den. One penthouse will be 4,000 square feet and take up the entire top floor. All with private elevator access, working fireplaces, two parking spots, and two storage lockers.

Suites feature 10-foot ceilings and "magnificent views of the city" and range in size from 760 to 3,500 square-feet, and priced from \$399,900 to the mid-\$800,000s. All have balconies and/or terraces. Amenities: club party room, separate dining room, gym, yoga studio and an outdoor pool on a landscaped terrace. For details see [www.crystalblucondos.com](http://www.crystalblucondos.com). Full occupancy anticipated by March 2009.

**77 Charles Street West**

Construction underway. The amenities include 24-hour concierge, valet parking, boardroom and exercise facilities. Kintore College will occupy the first four floors and 50 suites on eighteen floors, from 1,200 to 4,448 sq.ft. from \$1.2 million to \$6 million. The 6,000 sq.ft. penthouses have yet to be priced. To date, about 18 suites have been sold, mainly to Rosedale and Forest Hill empty nesters. Parking spot included and sometimes two spots depending on the suite. For details: [www.77charles.com](http://www.77charles.com)

**One Bedford at Bloor**

32-storey with 262 units: One-bedroom 652 sq ft, One-bedroom + Den 659 sq ft, Two-Bedroom 1,015 sq ft, Two-bedroom + Den 1,112 sq ft, Two-bedroom + Family Room 1,521 sq ft, Two-Bedroom + Family Room + Den 2,200 sq ft. Fees 48 cents per sq ft + hydro. Occupancy June 2009.

**The Uptown Residences Balmuto Street**

48-storey art-deco condominium, with suites starting around \$900,000. Amenities include the comprehensive 10,000 sq-ft Uptown Club - a fully equipped exercise room, yoga/aerobics room, Pilates area, steam rooms, virtual golf and multi-media theatre. The Metropolitan Lounge with bar, kitchen and terraced garden patio will overlook downtown Toronto.

**HERITAGE****CHP February 2010 Heritage Lecture Series**

Tollkeeper's Cottage Museum, North West corner Bathurst & Davenport  
Wednesdays at 7:00pm Series Tickets \$50 (four lectures) Single Lecture  
\$15, including refreshments

Tickets may be reserved by calling CHP at 416-515-7546 and are available at the door

February 03

**Who Are the Real Indians in Canada?**  
by former New Credit Chief **Carolyn King**

February 10

**The History of the New Credit Mississaugas from 1650**  
by New Credit Land Claims Expert & Historian **Margaret Sault**

February 17

**New Credit History Through Poetry**  
New Credit Councillor and Poet **Stacey LaForme**

February 24

**Understanding the Facts of Oral History in Defining Anishnawbe Culture**  
by New Credit Elder & Storyteller **Gary Sault**

### **Yorkville Lending Library**

The restoration work at the library now completed and the library has reopened with extended hours:

Monday thru Thursday 9:00am-8:30pm  
Friday & Saturday 9:00am-5:00pm

### **The Riverboat Coffee House Plaque Presentation & Dedication**

A short video of the June 18, 2009 event can be viewed at  
<http://www.youtube.com/watch?v=D4afgyKYYfg>

### **Davenport Road Interpretive Feature in Frank Stollery Parkette**

Detailed interpretive text for three plaques, each describing a certain period of Davenport Road's long evolution (Ancient Trail, Settlement Route and Urban Street).

The re-grading of the Parkette will be carried out in the Spring of 2010.

## **URBAN MATTERS**

### **IceNite**

Thursday 18 February 2010 from 5:30pm to 8:00pm  
Stop 33 Sutton Place Hotel. Admission \$25.  
For advance registration call 416-922-4211

Join members of the Yonge-Bloor-Bay Business Association for a sparkling evening of fun and entertainment, including a silent auction.

### **Bloor-Yorkville IceFest "Made In Canada"**

Saturday 20 February 2010 at 12 noon to Sunday 21 February 2010 5:00pm  
Ice Sculptures in the Village of Yorkville Park and throughout the Bloor-Yorkville area  
[www.bloor-yorkville.com](http://www.bloor-yorkville.com)

**Note: Cumberland Street will be closed during the above hours. Residential vehicular traffic will not be affected.**

## **ROM**

Recently voted the 8th ugliest building in the world by virtual tourist.com, the Crystal has now been panned by the Washington Post for its "irrational and baffling dead spaces."

**Toronto-Centre Provincial By-Election**

The provincial by-election will take place on 4 February 2010. Candidates include Cathy Crowe, founder of the Toronto Disaster Relief Committee (NDP), Glen Murray, former mayor of Winnipeg (Liberal), Stefan Premdas (Green), and lawyer Pam Taylor (Conservative).

**GYRA 20th Anniversary Reception May 2010**

A reception will be held in May at the Heliconian Hall for GYRA residents to celebrate the anniversary, and to thank those who have supported GYRA over the years. Plans are underway and a date will be announced shortly.

**Yorkville Greening Initiative**

Sometime ago GYRA secured \$1 million Section 37 contribution to re-green Yorkville's interior streets. That amount was recently topped up to \$1.5 million with the addition of a \$550,000 Section 37 benefit from the developer of the former Moriyama lands at Davenport Road and McMurrich Street.

Greening requirements for the northern section of GYRA's purview were determined in October 2009, and includes Hazelton Avenue at Davenport Road, Hillsborough Avenue at Davenport Road, Bishop Street, New Street and Berryman Street.

Trees sites identified in the GYRA Greening Master Plan which require pits and concrete planters will be installed at the time street reconstruction occurs.

**Bloor Street Transformation Project**

Elegant London Plane trees now grace the south side of Bloor Street East and flowers will be planted this coming Spring and Summer.

In 2010 relocation of fire hydrants and storm sewer drains will precede the construction of Bloor Street sidewalks and road, from Balmuto to Avenue Road (from east to west). Shortly before road construction is complete, the top layer of asphalt will be laid. Closure of an intersection, when necessary, will occur during weekends with a detour of north-south traffic. One lane in each direction for east-west traffic will remain open. Trees along this stretch will be planted in Spring 2011 as well as spring flowers, and later, summer flowers.

For quarterly updates check the Bloor-Yorkville BIA website at [www.bloor-yorkville.com](http://www.bloor-yorkville.com)