

GYRA

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March 2010 Report

COMMUNITY SAFETY

Pedestrian Safety

Pedestrian safety is for all ages. It is the responsibility of both driver and pedestrian to ensure each others' safety by following these simple rules:

Pedestrians:

- Cross at marked crosswalks or traffic lights, not in the middle of the block or between parked cars
- Make sure drivers see you before you cross
- Cross when traffic has come to a complete stop
- At a traffic light, cross at the beginning of a green light
- At a traffic light, do not cross when the "Don't Walk" signal begins to flash
- At a traffic light, do not cross once the light has turned to yellow
- Watch for traffic turning at intersections or entering and leaving driveways
- Wear bright or light-coloured clothing or reflective strips, when walking in dusk or darkness

Motorists:

- Be patient, especially with older pedestrians who need more time to cross the road
- Always look for pedestrians, especially when turning
- Remember, stay later and slow down on residential streets and through school zones

Breaking the law can be costly. Fines for offences at pedestrian crossings, school crossings, and at crosswalks where there are traffic signs are \$150 and 3 demerit points. All fines double (\$300) in Community Safety Zones near schools and public areas.

Source: Toronto Police Service 53 Division Community Bulletin Feb 2010

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 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 applications

Proposals:

21 Avenue Road, Menkes, (Old Four Seasons)

Approved by City Council January 2010: North Tower 133 metres including mechanical penthouse. South Tower 127 metres including mechanical penthouse, both towers on a 780 square metre floor plate, with a 25 metre separation between the towers.

An earlier application (not the one approved) is under appeal at OMB due to City failing to make a decision within the statutory time as a result of the summer 2009 strike.

At the first pre-hearing conference in December 2009, parties and participants were identified, including participants GYRA, the Ontario Legislative Assembly, and Architectural Conservancy of Ontario. The appealed heights will protrude above the roof-line of the OLA Queen's Park building when viewed from College Street. Referred to as the "post-card" view, opposing parties and participants are united to stop the ruination of this view.

At the second OMB pre-hearing conference on 01 February 2010, two participants motioned to change their status to party, in light of the unexpected City Council January 2010 approval, which was contrary to recommendation made by City planning staff. The OMB chair convened a third OMB pre-hearing conference on February 26, 2010 to consider the motions by the Ontario Legislative Assembly and Architectural Conservancy of Ontario. The Ontario Legislative Assembly was granted party status, while the Architectural Conservancy of Ontario withdrew their request for party status and will remain a participant, since their interests are aligned with that of OLA.

GYRA received a reply from the Premier stating the Minister of Tourism & Culture will be responding to GYRA's January 20, 2010 appeal to bring the Ontario Government on board at OMB to halt the marring of the "post-card" view. Newly elected Toronto Centre Rosedale MPP Glen Murray is working with residents' groups to protect the Queen's Park view. An article appeared in the Globe & Mail on February 22, 2010.

The OMB hearing will start on March 30, the weeks of April 12 and 19, 2010 at 10:00am.

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 in December 2009 that the developer and opponents will enter into mediation to find an acceptable compromise.

Cumberland Terrace, Oxford Properties, 2 Bloor Street West

As at March 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 March 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

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. 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

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

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. 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

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

Toronto Purchase Land Claim Settlement

In January 2010 the Department of Indian Affairs offered the Mississaugas of the New Credit First Nation \$145 million compensation for land purchased by the British over two hundred years ago for the sum of ten shillings (two dollars). The Mississaugas will vote to accept or reject the settlement in May 2010.

In 1787 negotiations took place between representatives of the Crown and the Mississaugas for an area selected by the British to become the capital city of Upper Canada. The document drawn up contained no land description of what was being ceded. Instead, there was an oral agreement that the land concerned was all that could be heard within range of a gunshot. This 1787 document is known as the Gunshot Treaty.

In 1805 the Gunshot Treaty was revised with the British claiming they had purchased twice as much land as was discussed in 1787. When the Mississaugas asked for a small sum as a good faith gesture, they were handed ten shillings (two dollars). "The Toronto Purchase" ceded a tract of land 14 miles wide and 28 miles north from the original Lake Ontario shoreline, 250,888 acres.

The Mississaugas of the New Credit is a branch of the Ojibwa who had originally lived along the north shore of Lake Huron in the area of the Mississauga River there. When the land was ceded, the Mississaugas who were living throughout Toronto were forced out of the area and were given a 200 acre farm lot on the Credit River. The government built twenty log houses, for two families each house, a log Council House and a log Methodist chapel. The band was forced out when the government took over the tract known as the Mississauga Purchase. Chief Joseph Brant of the now Six Nations Confederacy invited the Mississaugas to live on the Ohsweken Reserve near Hagersville, where they remain to this day.

The Mississaugas were called upon by the administrators of Upper Canada to meet the first assault by Americans at the Battle of York in April 1813. Those who died in battle are buried in unmarked graves at 999 Queen Street, their names unknown.

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

175 & 164 Cumberland Parking Space By-Law Amendment

In November 2009, City Council passed an amending zoning by-law specifying the number and location of residential and non-residential parking spaces in the commercially owned 150 Bloor St W and 162 Cumberland Street garage (for details, see GYRA November 2009 report).

The garage owner appealed the by-law at OMB. GYRA president attended the OMB pre-hearing conference on February 22, 2010 to register as a participant. The OMB chair set a second pre-hearing conference on March 8, 2010 to provide himself, opposing parties and participants an opportunity to receive and review parking studies and the City staff report.

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