

# GYR A

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## October 2011 Report

### COMMUNITY SAFETY

#### Motorcycles in Yorkville

To discourage motor bikes from cruising up and down Cumberland Street and Yorkville Avenue, Toronto Police 53 Division recently commenced a week-end blitz.

#### Toronto Police Service 53 Division Walkabout

The 53 Division community walk-about took place in late September led by Chief William Blair. The contingent included new 53 Division precinct head, Heinz Kuck and officers from the Community Response Unit. Stops were made at several businesses where owners had the opportunity to air their concerns and receive advice from the Chief. Many comments were heard that community policing in Yorkville has been most effective, and the high level of interaction was apparent with local business owners and members of the community police unit on first name terms.

### DEVELOPMENT

#### Proposals:

#### 94 Cumberland Street (MintoUrban Development Services Inc)

For preceding details, refer to May 2011, June 2011 and September 2011 Reports.

Application: A 26-storey 105 unit mixed use building including three (3) storeys of retail and seventy-nine (79) parking spaces in five (5) levels of underground parking. Height including mechanical screen 100 metres with 29 one-bedroom and 76 two-bedroom units. Retail and restaurant uses proposed for the two storey podium and the first floor of the tower, with an outdoor restaurant patio on the roof of the podium. Parking, servicing and loading to be accommodated at the rear of the building from Genoa Street.

Status: GYRA awaiting the City planning Final Report.

#### 1 3 5 7 9 Sultan Street & 11 St Thomas (St Thomas Developments Inc)

Application: A 9-storey building, with ground floor retail and eight floors of commercial/office space above, retail entrances on Sultan Street, entrance to commercial office on St Thomas Street with three (3) levels of below grade parking for seventy (70) vehicles located on the north east corner of the Sultan Street site. Portions of the four designated heritage buildings will be integrated into the built form of the proposed office building. The proposed office building, a softly-curved glass box will sit atop a podium located in the space behind the heritage houses, and will be well set back from the heritage facades.

For preceding details, refer to May 2011 and September 2011 Reports.

Status: Councillor Wong-Tam and planning staff to meet with One St Thomas residents to review renderings of the south elevation.

#### 906 Yonge Street & 25 McMurrich Street (Ridpath's Limited)

Application: A 28-storey condominium tower on McMurrich Street and a 35-storey hotel/condominium on Yonge Street, partially retaining the historically listed Ridpath's Furniture Store building.

The 28-storey McMurrich Street building (with integrated townhouses) will have an overall height of 87 metres, containing 148 residential units, 3 townhouses and 5 underground parking levels.

The 35-storey Yonge Street building with its underground parking and hotel drop-off accessed from McMurrich Street, will have an overall height of 108 metres, containing 56 residential units, 141 hotel rooms and 3 underground parking levels.

For working group meetings and preceding details, refer to May 2011, June 2011 and September 2011 Reports.

Status: GYRA awaiting architect's revised drawings of the McMurrich tower.

#### **Approved Developments:**

##### **Yorkville Plaza 21 Avenue Road (old Four Seasons)**

For preceding details, see September 2011 Report.

Status: A working group meeting with the developer, City planning staff and interested groups will meet on 12th September 2011 to review plans for the proposed south tower.

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

Yonge Street tower: 36-storeys and Cumberland Street tower 48-storeys.

For details, see September 2011 Report.

Marketing date unknown.

##### **The Yorkville: 32 Davenport Road & 12-22 McMurrich Street**

31-storey condominium building, with a 4-storey podium.

For details, see September 2011 Report.

#### **Under Construction**

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

25-storey condominium with 4-storey podium. Occupancy Spring 2012

A landscape architect retained by the City, City staff and members of GYRA, ABC, the Domus condominium and Belmont House met on McAlpine Street in late August 2011 to discuss use of the Section 45 \$250,000 contribution to improve the streetscape on the north side of McAlpine Street with a bench wall, trees and other greenery.

The corner of McAlpine & McMurrich was included in the discussion, as was the stretch of McMurrich Street alongside Belmont House, badly in need of a greening make-over. GYRA suggested Yorkville greening monies be applied to these improvements.

##### **Four Seasons Private Residences, 50 Yorkville Avenue**

The 55-storey West Residence will house a 253-room Four Seasons Hotel on the first 20 floors, and 100 private residences above. The 26-storey East Residence will contain around 110 suites. Priced from \$1.9 million for 1,265 sq. ft. to \$11 million for 5,444 sq. ft. Amenities include doorman and valet, a spa, a fitness centre, swimming pool, in-residence dining, housekeeping, bar, restaurant, ballroom and conference facilities. Occupancy Summer 2012. Fees: West tower 74 cents per sq ft + hydro; East tower 81 cents per sq ft + hydro. 85 per cent sold. [www.yorkvilleresidences.com](http://www.yorkvilleresidences.com)

##### **Milan Condominiums 825 Church Street**

A 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, massage therapist room, indoor pool, saunas, party room, dining room, cinema, billiards room, library, roof terrace with cabanas and guest suites. Fees 42.3 cents per sq ft. Occupancy estimated December 2011. [www.conservatorygroup.com](http://www.conservatorygroup.com)

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

A 65-storey, 616-unit condominium tower designed by David Pontarini. Priced from \$420,990 for 530 sq. ft. to \$1,356,990 for 1,410 sq. ft. The building's dramatic exterior features balconies which run in sweeping curves up the tower. The fritted glass balconies give way to expose floor-to-ceiling curtainwall windows in a flowing band on each side.

The concourse, ground floor and second floor levels of the podium will feature a total of 100,000 square feet of retail space fronting Bloor and Yonge Streets. A retail lined interior pedestrian walkway will link Yonge Street to the TTC subway entrance at 33 Bloor Street East at ground level.

The condominium podium will feature residential units with large terraces on levels 3 thru 6. Some of level 6 and all of level 7 will house the spa recreation club. Amenities include year-round indoor/outdoor pool, outdoor terrace with fireplace, hot but, steam room, cardio and weight rooms, yoga/spinning/Pilates room, billiards room, spa facilities including plunge pools, treatment rooms and experience shower, caterer's kitchen, dining area, and 24-hour concierge. 80% sold. Occupancy December 2014. [www.onebloor.com](http://www.onebloor.com)

### **Seventy Seven at Charles West**

A 16-storey building. 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. 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. Occupancy Fall 2011. [www.77charles.ca](http://www.77charles.ca)

## **HERITAGE**

Town Hall Square: Village of Yorkville & Yorkville Town Hall Plaques

For details, see September 2011 Report.

Status: Councillor Wong-Tam to advise if Section 37 or Section 45 funds can be used to restore or replace the damaged plaques.

### **Ontario Capital Precinct Working Group (OCPWG)**

For preceding details, refer to May 2011, June 2011 and September 2011 Reports.

The 15th August 2011 "Official Plan Amendment - Protecting Views of the Ontario Legislative Assembly - Preliminary Report" prepared by Midtown Section Planning Manager David Oikawa provides preliminary information on City Council's direction to prepare an Official Plan amendment to protect the views of the Ontario Legislative Assembly building, and seeks Community Council's directions on further review of the proposed amendment and on the community consultation process.

#### *City staff Proposal on View Protection*

*Planning Staff agree with the findings of the Heritage Impact Assessment and View-shed Analysis that the "Queen's Park cultural heritage landscape is an extremely significant cultural heritage resource within the Province of Ontario" and would endorse the recommendation that the Queen's Park cultural heritage landscape be designated by the Province of Ontario "in recognition of the site's outstanding value within the Province of Ontario and to ensure its long-term conservation and appropriate management."*

On 12th September 2011, Community Council directed that:-

1. Staff schedule a community consultation meeting together with the Ward Councillors for Wards 20 and 27 regarding an Official Plan amendment to protect views of the Ontario Legislative Assembly building.
2. Notice for the community consultation meeting be given via a newspaper advertisement, and in any local media covering Wards 20 and 27, in consultation with the Ward Councillors.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

**4. Community planning staff undertake a peer review and further discussions with Robert Allsopp, du Toit**

**Hillier, the Ontario Capital Precinct Working Group, and the Centre for Landscape Research**

**respecting the protection of the views of the Ontario Legislative Assembly, prior to the community**

**consultation process; and further that this community consultation process not be delayed.**

Status: Meeting to be arranged between City planning staff and members of OCPWG.

## **URBAN MATTERS**

### **Toronto Centre Provincial Election Candidates Debate**

The debate took place on 19 September 2011 to a "full house" in the Beeton Auditorium, Toronto Reference Library with invited candidates Glen Murray, the Liberal incumbent, New Democratic Cathy Crowe and Green Party Mark Daye. Progressive Conservative candidate Martin Abell skipped the debate for another commitment.

With the City's Core Service Review cuts hearing taking place at City Hall the same night, candidates were asked about their parties plans to increase funding to the City. Mr Murray responded that his party was still in the process of undoing the downloading of services imposed by the Harris government, and his government has pledged an additional \$3 billion over the next three years. Mr Murray added his is the only government funding transit, and what is needed are matching funds from the federal and municipal governments. Ms Crowe said the McGuinty government's uploading efforts were insufficient, and suggested the Province should be paying more to the City overall and in particular for public transit.

The four main questions were:-

### **Municipal Affairs**

*The Ontario Municipal Board, a powerful quasi-judicial body, is unique to Ontario. The OMB has had a harmful influence on the City of Toronto's planning approval process, constantly hearing appeals by developers fighting Toronto City Council's refusal to approve their development plans. The OMB regularly rules against the wishes of local residents and City Council and in favour of the developers, leaving our neighbourhoods with new buildings of looming heights which do not fit within the context of the neighbourhood. In recent years, Yorkville has been a particular victim of the OMB's activities.*

*What will your party do to restore a level of local control over planning?*

The candidates agreed the OMB decisions were harmful to Toronto, and supported the views of Councillors Kristyn Wong-Tam and Josh Matlow to disengage the City from the OMB.

Ms Crowe walked out of the debate to protest an independent candidate's removal from the auditorium by police. The independent candidate had earlier been cautioned by library staff if he disrupted the debate, police would be summoned.

### **Health Care**

*Ontario is facing a perfect storm when it comes to healthcare. The number of people over 65 is expected to double in 25 years. At the same time, health care costs are eating up a larger and larger piece of the provincial budget. Ten years ago it was 41 per cent of total expenditures, now it's up to 50% and rising.*

*As you know, we all make increasing demands on the health care system as we get older. What will your party do to respond to the health care needs of seniors, and at the same time make health-care spending sustainable in the long term?*

Mr Daye promised his party would increase spending by 2% while working towards efficiencies to the overall health system. Mr Murray said his party was committed to health promotion, illness prevention and to helping seniors stay in their homes. He went in to say his party had reinvested in cuts made by the

Harris government with modernization of local hospitals and home based health care. And added the Harris government closed 28 hospitals, and his party has opened 19.

### **Government Finance**

*The Auditor-General says Liberal promises to restrain government spending increases to only 2% annually are difficult to believe. Jeffrey Simpson, writing in the Globe and Mail called Tim Hudak's budget plans "mathematically challenged." The Green Party promises to balance the budget two years before the Liberals or the Conservatives without raising taxes or cutting services - we've heard politicians promise us this before. As for the NDP, you've not even promising to ever balance the budget, reminding us all of what happened the last time you were in government.*

*Why should voters believe any of the parties' promises with respect to taxes, spending and deficits?*

Mr Murray responded that his party inherited a \$5.6 billion deficit from the Harris government and is the only party whose budget is reviewed by independent economists. Mr Daye promised his party would balance the budget by increasing taxes to polluters and other contributors to environmental damage. Mr Daye said he wanted to see the public and Catholic schools merged to save money - \$500 million to \$1 billion wasted on service duplication in the school system.

### **Transit**

*The TTC is starved for cash. The Province used to cover 50% of operating costs, but now they cover none. Fares cover 84% of its revenues, which means that the TTC loses money on each ride and with the gap being covered by our property taxes. This is a recipe for disaster - more ridership means more red ink and more property taxes to fund public transit.*

*So what is the funding model that should be put in place for the TTC? Should the Province take it over?*

Mr Daye stressed the importance of a provincial transit strategy to include funds for cycling infrastructure. Mr Murray while agreeing the province should fund TTC operating costs, said this was not possible due to deficit.

### **North Downtown Yonge Street Planning Framework**

In June 2011 Community Council directed City planning staff to complete a Planning Framework for the area bounded by College Street - Carlton Street - Bloor Street - Bay Street and Church Street. The main purpose of the study is the review of the built form of the area in light of significant development pressure for very tall towers on this section of Yonge Street, which is not subject to a Secondary Plan.

In Mid-August 2011 area residents, representatives from residents associations and business improvement areas gathered to meet with City planning staff to learn about draft terms of reference and to articulate their issues and expectations with regard to heights of new developments. The importance of retaining the prevailing Yonge Street characteristics was stressed, as well as the preservation of Yonge Street's remaining historic and heritage assets. All agreed new development must not resemble that of the Bay corridor's tall, uninviting concrete and glass towers.

A second meeting took place at the beginning of October 2011 in the form of round table discussions to address design aspects including signage, street lighting and sidewalks. GYRA, the Bloor-Yorkville BIA, BCCA (Bay Cloverhill Community Association) and CWNA (Church Wellesley Neighbourhood Association) agreed signage should be reflective of that stretch of Yonge Street's unique characteristics; street lighting be removed from buildings and replaced with globe lighting standards similar to that of the Bloor-Yorkville BIA or lighting standards that illuminate both road and sidewalks; increased set-backs to increase sidewalk space at street corners and entire blocks. Reservations were expressed at mid-block set-backs.

Participants will be provided with the results of the two meetings.

### **Cumberland Street 2-way Operations**

GYRA member building, 175 Cumberland, retained transportation consultants to review the conversion of Cumberland Street, from Avenue Road to the 162-164 Cumberland Terrace garage, to two-way operation (an approximate length of 80 metres). *This initiative would facilitate 175 Cumberland resident valet*

*parking at 162-164 Cumberland Street. Specifically motorists would be able to turn right upon exit from the garage the travel more directly to the circular drop-off at 175 Cumberland whereas, with the current one-way operation of Cumberland Street, valets and residents would need to travel "around the block."*

*Preliminary analysis indicates that, subject to City approval, the prospective conversion of Cumberland Street from one-way, eastbound operation to two-way operation from Avenue Road to approximately 80 metres east is physically feasible without property taking. There are, however, significant traffic operations matters that will need to be addressed in further detail. In particular the traffic control at the Cumberland Street/Avenue Road intersection*

### **Scollard Street 2-way Operations**

GYRA member, 80 & 100 Yorkville, circulated a petition to extend an existing 2-way section of Scollard Street west of Bay Street by approximately 150 feet to include the driveway of 80 & 100 Yorkville. Presently, all emergency, service, commercial, resident and visitor vehicles exiting 80 & 100 Yorkville circle around Scollard, Hazelton, Yorkville Avenue and Cumberland to travel east. To travel north or south, vehicles circle around Scollard, up Hazelton over to Davenport Road or via Scollard, Hazelton and Yorkville to Avenue Road. An extension of the 2-way would allow vehicles to travel 300 feet to Bay Street. The petition will be presented to Councillor Wong-Tam.

