

***GYRA** represents 34 Condominium buildings and their 5,000 residents within the area bounded by Avenue Rd., west side of Yonge St., Charles St. and Davenport Rd.

***GYRA** provides a centralized voice for our member residents to ensure that issues impacting our 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 so as to preserve the unique character and ambience of our neighbourhood.

Sept. 20, 2016

GYRA NEWS

This is our first quarterly newsletter that 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 dealing with on your behalf.



Neighbourhood Issues

NOISE

GYRA has worked with the City, the Community Response Unit of Toronto Police Services, 53 Division so that police are now patrolling our neighbourhood to deal directly with excessive noise from motorcycle and modified autos. **GYRA** will continue its efforts for even more measures to be taken. After several meetings with Councillor Wong-Tam and late night restaurant/bar owners, **GYRA** has developed new procedures to combat loud music after 11 pm in accordance with the City Bylaw. Some success has been achieved but we continue to work on additional measures.

NOISE BY-LAW

GYRA joined the Toronto Noise Coalition in opposition to an inadequate proposal for the City's Noise By-law amendment dealing with excessive noise coming from various sources. The City has now withdrawn the proposal and will be re-convening meetings with the Toronto Noise Coalition and residents' associations to redraft it.

NEW PARKING RESTRICTIONS FOR CUMBERLAND, BELLAIR AND YORKVILLE

GYRA has worked with City Traffic Operations and Councillor Wong-Tam to have City Council approve recommended changes to parking restrictions at very specific areas to help improve traffic flow. **GYRA** is currently waiting for the City to implement these changes.

BAY AND DAVENPORT INTERSECTION

After years of advocacy efforts and working with Councillor Wong-Tam, **GYRA**, ABC Residents' Association, and Jesse Ketchum Public School, City Council approved comprehensive safety measures to address the very dangerous conditions facing pedestrians crossing the intersection at Bay and Davenport. We are happy to report that these changes have now been implemented and the results so far, have been extremely positive for pedestrian safety and traffic flow.

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Have a neighbourhood issue? Need to find out more? Contact **GYRA** at: info@gyra.ca



(Neighbourhood Issues Cont'd)

YORKVILLE MUSIC PLAQUES

The unveiling of 3 plaques, held at the former Masonic Temple at Yonge St and Davenport, recently took place and was attended by hundreds of enthusiastic fans and many singer-songwriters and musicians from the Yorkville 60s and 70s music scene. The Yorkville Music Scene plaque is installed at 158 Cumberland St. and the Purple Onion and Penny Farthing plaques will be installed in front of their former sites.

STREET LIGHTS OUT ON CUMBERLAND, BELLAIR, YORKVILLE

A number of street lamps on Cumberland, Bellair and Yorkville have not been working for several months. It was thought that this situation may have been caused by construction in the area, but there has not been a definitive answer as to the cause. As these lamp posts were paid for by the Bloor Yorkville BIA (Business Improvement Area), **GYRA** has been working with them and the various responsible City departments to complete repairs. Unfortunately, it would appear that repairs will not happen fast enough for our liking. **GYRA** will continue to follow-up on a regular basis to try to accelerate repairs.

YORKVILLE PARK

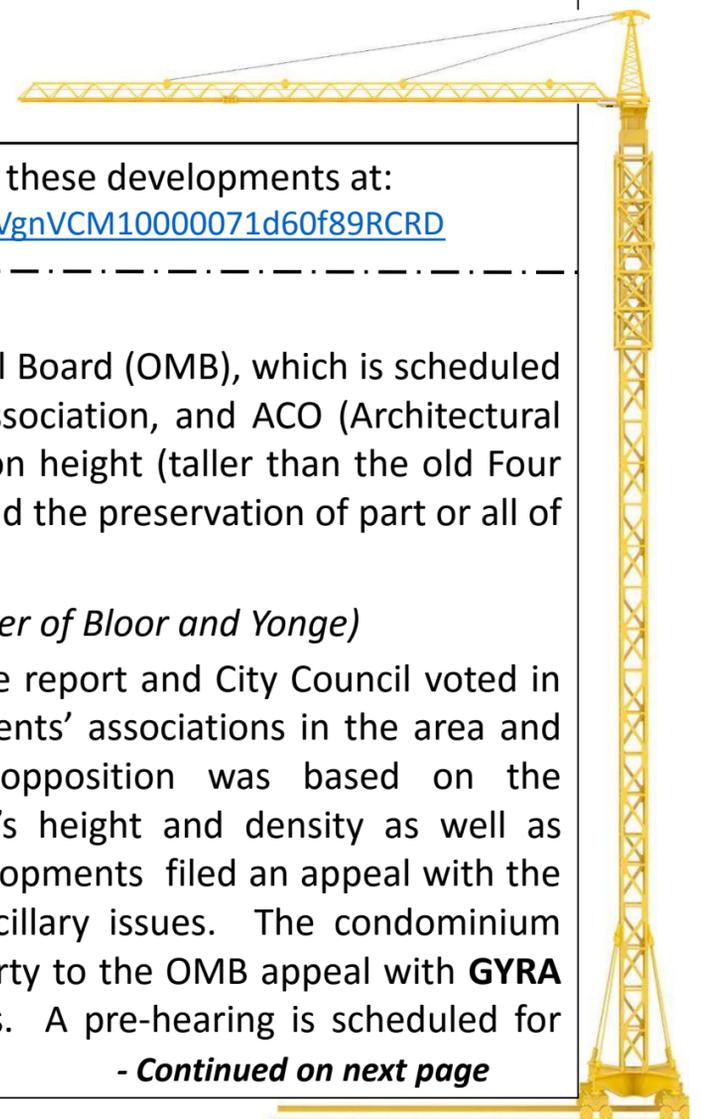
GYRA has recognized the need for increased maintenance of our park on Cumberland. Unfortunately the City limits their staff to attend to the park for only a few hours two days per week. We are working on solutions that will increase the maintenance of the park and will keep you posted.

GARBAGE FROM RESTAURANTS AND BARS

Many residents and visitors have noticed particularly on Cumberland, Bellair and Yorkville, the unsightly, unsanitary and unhealthy piles of garbage and overflowing garbage bins placed on our sidewalks on certain evenings waiting for pickup. **GYRA** will endeavour to bring the businesses together to discuss possible solutions. Coordinating an effective response that involves many different restaurants, bars and retailers, public and private pick-up and limited storage facilities will not be easy but we have to try to improve the current unacceptable situation.



Construction Update



Visit the City's Yorkville Planning Department's portal for background on these developments at:
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=1be452cc66061410VgnVCM10000071d60f89RCRD>

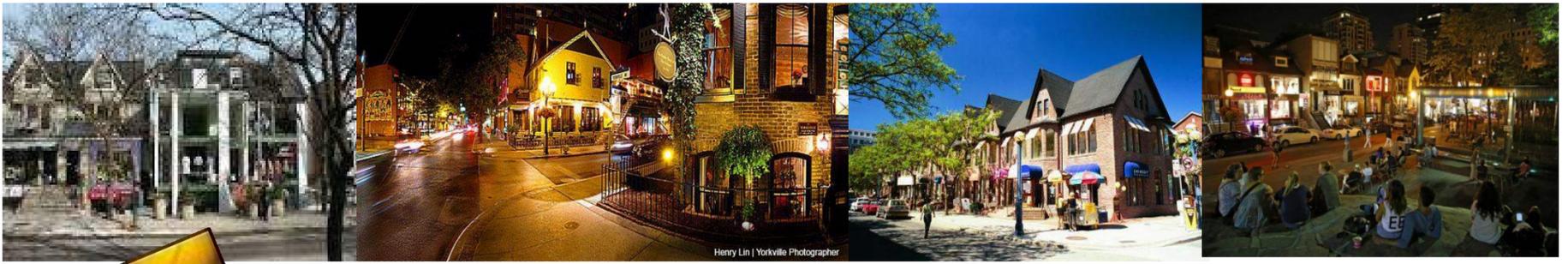
YORK SQUARE - (NE corner Yorkville and Avenue Rd)

Developer (Empire Communities) has appealed to the Ontario Municipal Board (OMB), which is scheduled to be heard starting January 9, 2017 with the City, ABC Residents' Association, and ACO (Architectural Conservancy of Ontario) as Parties to the appeal. The issues revolve on height (taller than the old Four Seasons Hotel), footprint and density of the proposed condo building and the preservation of part or all of the historical structure. **GYRA** is a Participant in the OMB process.

1 BLOOR ST WEST – (former location of Stollery's on the south west corner of Bloor and Yonge)

After several working group meetings, City Planners wrote a favourable report and City Council voted in favour of this proposal, even though **GYRA** along with all of the residents' associations in the area and individual condo corporations opposed this development. Our opposition was based on the development's impact on neighbouring properties and the building's height and density as well as inadequately addressing the vehicular access to the site. Mizrahi Developments filed an appeal with the OMB prior to the City Council voting in favour based on a few ancillary issues. The condominium corporations at 35 Balmuto and 21 Balmuto have each filed to be a Party to the OMB appeal with **GYRA** and other residents' associations requesting to appear as Participants. A pre-hearing is scheduled for November 17th, 2016.

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(Construction Update Cont'd)

100 DAVENPORT ROAD - (beside The Florian, 88 Davenport & Domus, 3 McAlpine)

Diamante Development proposed a 39 storey condo tower, which generated a refusal report by City Planners. The developer is appealing to the City for a change in the Official Plan for the site, which requires City Council approval. Concurrently, Diamante has appealed to the OMB for a change in zoning, which would allow the project to proceed. **GYRA** is keeping a close watch on this file.

48-58 SCOLLARD AND 1315-1325 BAY ST. - (north east corner of Bay and Scollard)

Urbacon has submitted a revised application for its mixed-use luxury residential development, lowering the building's height from 43 to 41 stories, reducing the height by 10.5 meters. Residents' parking access will be off Scollard alleviating concerns about traffic congestion on Bay and Davenport. **GYRA** coordinated consultations with neighboring member condominiums that addressed concerns about the development's height, traffic congestion and projection of its Bay St. frontage. The development is scheduled to be on the Toronto and East York Community Council's (TEYCC) agenda at its November meeting.

874-878 YONGE and 3-11 SCOLLARD – (south west corner of Yonge and Scollard)

The condominium proposed by Cityzen Development Group at 59 stories is significantly higher than permitted in the City's Official Plan and with an unacceptable 37.5 density compared to 1 Bloor East at 17.3 and 1 Bloor West, which as previously stated in our opinion is already too much at approximately 28.3. The City Planning Department's refusal report was considered at the TEYCC Sept 7th meeting, where it was refused. **GYRA** appeared before the TEYCC meeting in support of the refusal report. This building would set a new precedent for the Yorkville area and it is anticipated to meet much resistance. A community consultation meeting will take place Monday Sept 26th at the Stone Church (45 Davenport Rd., 7:00PM-9:00PM, Open House, 6:30PM) and then considered at City Council's October 5th-6th meeting.

YORKVILLE AVENUE

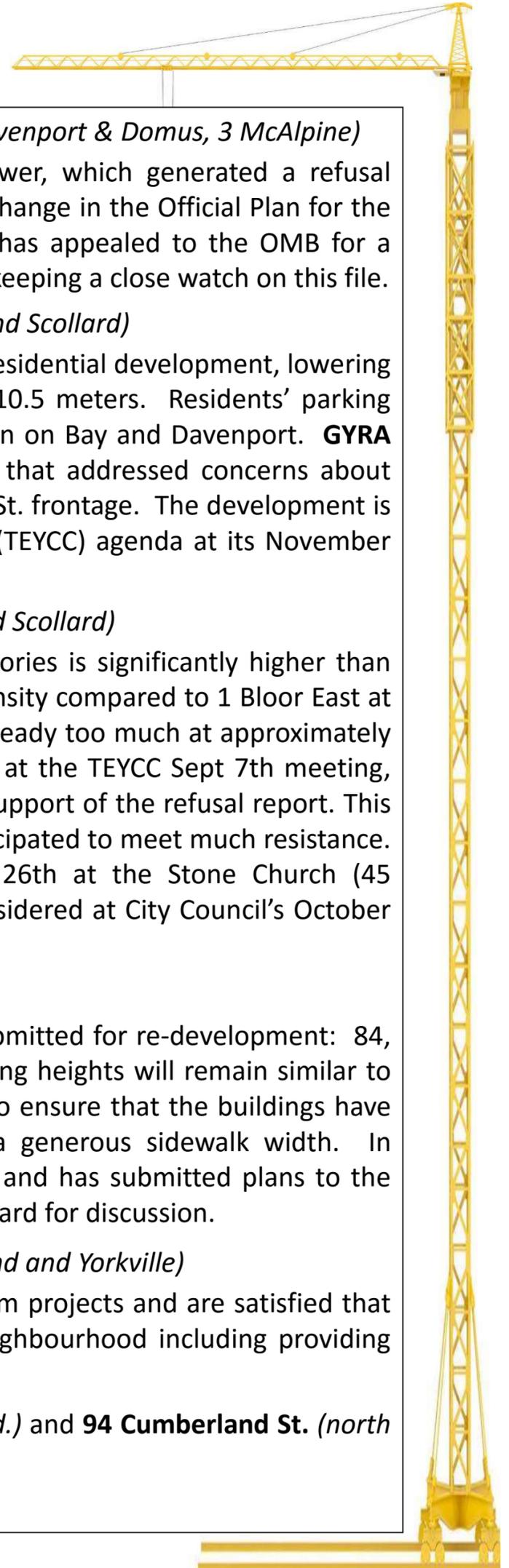
There are currently 3 properties for which applications have been submitted for re-development: 84, 102-104 and 106-108 Yorkville Ave. The good news is that the building heights will remain similar to what they are today. **GYRA** is working with the Senior City Planner to ensure that the buildings have reasonable set-backs from the property line in order to provide a generous sidewalk width. In addition, Trattoria Nervosa is preparing plans to update its property and has submitted plans to the City's Planning Department and presented its proposal to the **GYRA** board for discussion.

1 YORKVILLE AND 8 CUMBERLAND (both at Yonge between Cumberland and Yorkville)

GYRA has attended meetings and presentations for both condominium projects and are satisfied that these projects are within acceptable planning guidelines for our neighbourhood including providing public walkways.

Cumberland Plaza (condominium tower at Cumberland and Avenue Rd.) and 94 Cumberland St. (north west corner of Cumberland & Bellair)

Both projects have expected completion dates in 2019.



<p>GYRA Executive</p>	<p>President: Michael Landry Vice President: Alan Baker Treasurer: Laurence Bernstein</p>		<p>Secretary: Barry Campbell Past President: Gee Chung</p>
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