

SPRING/SUMMER 2024

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 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.



AROUND THE NEIGHBOURHOOD



One of Toronto's Most Prominent Intersections is Getting Some Big Changes

(From BlogTO)

One of Toronto's most prominent intersections is getting a new lease on life following high-profile closures that scattered the high-traffic area with empty storefronts.

Nike, Spanish fast-fashion company Mango, Scotiabank, entertainment venue The Ballroom Bowl, LuluLemon, and luxury wellness destination AVANT by Altea Active are just some of the new companies sweeping in to call the Yonge and Bloor Street intersection home.

Most of the above-mentioned tenants will occupy the main and lower levels of the mixed-use condominium complex at 1 Bloor Street East, meaning the southeast corner of the intersection is now fully leased following the exit of notable tenants, namely a McEwan grocery store and a Nordstrom Rack location.

First reported by Retail Insider, the shuttered Nordstrom Rack store in the 1 Bloor East tower's podium will be taken over by wellness club AVANT by Altea Active on its 30,000 square foot upper level and a Scotiabank branch location on its 8,000 square foot main floor.

The forthcoming two-level Nike store — which includes a proposed 10-foot swish logo at its entrance — will be located at the eastern end of the complex's base.

Head of National Operations at First Capital REIT, Eric Sherman, told Retail Insider that the new tenants at One Bloor East will be opening their doors in late 2024 or early 2025.



Just a stone's throw away, Vancouver-based athletic brand, LuluLemon, is also gearing up to open a massive new three-storey store spanning over 12,000 square feet of space at 2 Bloor Street West located at the north-west corner of Bloor and Yonge.

Despite its global prestige, the upscale shopping district known as the Mink Mile — which spans across Bloor Street between Yonge Street and Avenue Road — has witnessed significant retail closures over the past few years, including Toronto's first Zara store, Gap, Hudson's Bay, and H&M.

However, the area continues to show signs of a rebound amid new openings, and along with all of the new retail spaces on the horizon, the neighbourhood is the site of multiple future high-rise buildings, meaning foot traffic and population growth will only increase in the years to come.

Tapestry Opera and Nightwood Theatre

Due to the work of GYRA, ABCRA, and Councillor Dianne Saxe, the City of Toronto allocated \$1.2 million of Section 37 funds towards the building of a new performing arts venue at 877 Yonge St., a new and much-needed creative space in the heart of the city and in our neighbourhood.

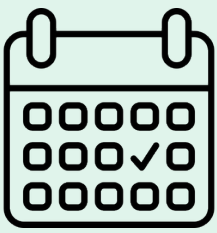


The vision is that this space will be a place to bring people together. Thrilling performances in music, theatre, and dance can open hearts and minds, create space for new understanding, and to build new connections. By bringing diverse audiences and artists to this part of town, building local partnerships with restaurants and businesses and by making great art, they are building a community resource that becomes part of Toronto's revitalization as a culturally vibrant city and artistic hub.

The performing arts venue at 877 Yonge Street will feature a 2,600 sq ft, 110-seat auditorium for performances and 250-person capacity for mingling events, as well as a 775 sq ft rehearsal studio, a comfortable green room, and shared office space. When it's complete, it will be the most flexible, accessible, and well-equipped theatre of its kind in the entire city.

Find out more and get involved by clicking [HERE](#) for Tapestry or [HERE](#) for Nightwood.





UPCOMING EVENTS



MAY 8 - 12, 2024: Fleurs de Villes ARTISTE

See over 35 floral installations in the Bloor-Yorkville neighbourhood inspired by remarkable artists spanning various disciplines, created by Toronto's favourite florists. Learn more [HERE](#).



MAY 19, 2024: Distinguished Gentlemen's Ride: Riding for Men's Health

The Distinguished Gentleman's Ride unites classic and vintage styled motorcycle riders from all over the world to raise funds and awareness for prostate cancer research and men's mental health. Since 2012, the event has raised \$45 million towards men's health and has taken place in 121 countries around the world. Learn more [HERE](#).



JUNE 16, 2024: Yorkville Exotic Car Show

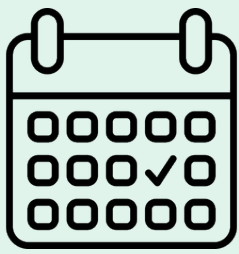
In support of Melanoma Canada, this Father's Day event rolls out the red carpet along Bloor Street from Avenue Road to Bay Street and features over 110 exotic and classic cars. For the 2024 event, we'll be expanding the footprint from Avenue Road to Yonge Street. Learn more [HERE](#).



JUNE 14 - SEPTEMBER 2, 2024: Summer Music in the Park

Fridays from 11:30 am - 2:30 pm and Saturdays, Sundays & Statutory Holidays between 1:30 pm - 4:30 pm. Taking place in the Village of Yorkville Park, visitors and residents can stroll the neighbourhood and enjoy live music with everything from jazz, celtic, latin, and pop. Please check the event website towards the end of May for the 2024 performers' schedule. Learn more [HERE](#).





...MORE UPCOMING EVENTS



JUNE 21-30, 2024: TD Toronto Jazz Festival

This summer event offers more than 100 free concerts throughout stages in Bloor-Yorkville. From newcomers to Jazz legends, the shows are presented from noon to 10 PM with multiple stages throughout the neighbourhood. Learn more [HERE](#).



AUGUST 24-25, 2024: Yorkville Murals

This community initiative brings public art to the forefront with stunning murals throughout the neighbourhood, community events, and interactive art pop ups. The event concludes with their annual rooftop Block Party on the top of the 148 Cumberland Parkade. Learn more [HERE](#).



SEPTEMBER 8, 2024: Constantine Yorkville Run

Incorporating over 25 local charities, this premium 5k race gives back to the community and has raised over 1 million dollars to date. Individuals and teams can run, jog, or walk all in the spirit of giving back to Toronto charities. Learn more [HERE](#).



MAY to OCTOBER 2024: Bellair St. Closing

Once again this year, Bellair St. between Cumberland and Yorkville will be closed to vehicular traffic and the restaurants will be using one lane on the road for outdoor seating. The other lane will be used exclusively for emergency vehicles and garbage collection.



New Neighbourhood Officer Team (TPS)

New as of December 2023

Neighbourhood Community Officers from 53 Division of Toronto Police Services work in partnership with local residents and community-based organizations to address crime, disorder and community safety issues. The program was first introduced in 2013 across the city and evolved through community consultation and Humber College independent research to develop the best practices rolled out in Fall 2019.



Four officers will be embedded in our neighbourhood (Bloor Yorkville Annex) for at least four years to actively co-develop solutions and mobilize Toronto Police resources in order to reduce crime, fear of crime and anti-social behaviour.

Acting as ambassadors for the Toronto Police Service, they will work collaboratively with residents as well as community agencies to build sustainable solutions. The four officers are Constables Ralph Reloza, Jami Berbier, Rhonda Reid and John Buchholz.



Homeless Encampments on Bloor St. and Yorkville Village Park

In the last few months, many of you have seen the unfortunate encampments on Bloor Street between Avenue Rd. and Bay St. as well as in our Yorkville Village Park. Although it did take some time, we are happy to report that all tents have been removed thanks to the tremendous work of the City's Shelter Support Services and Housing Administration. In all cases, the occupants were moved safely and with compassion to indoor

facilities. Please don't hesitate to contact us if you see an encampment in your area.



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Offensive Posters on Bloor St.

There has been a significant increase in posters stuck on various poles in our area. Usually, it's associated with protests taking place throughout our neighbourhood. And if that isn't bad enough, these posters are written over with ugly and offensive symbols, as you can see from the images below. These posters have now been removed but, when you see these types of posters affixed to City property, we urge you to call 311 to file a report. The City will usually respond to the complaints within a few days, but if not, please follow up with them using the file number that they provided. These latest examples were addressed fairly quickly by the City, which is why it's so important for our residents to be vigilant in filing a report. Please feel free to send GYRA a copy of the information so that we can help in following up with the City.



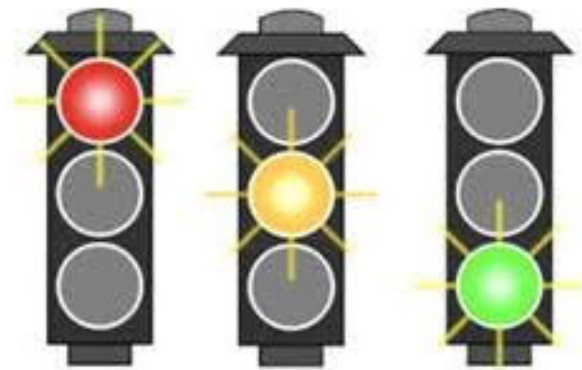
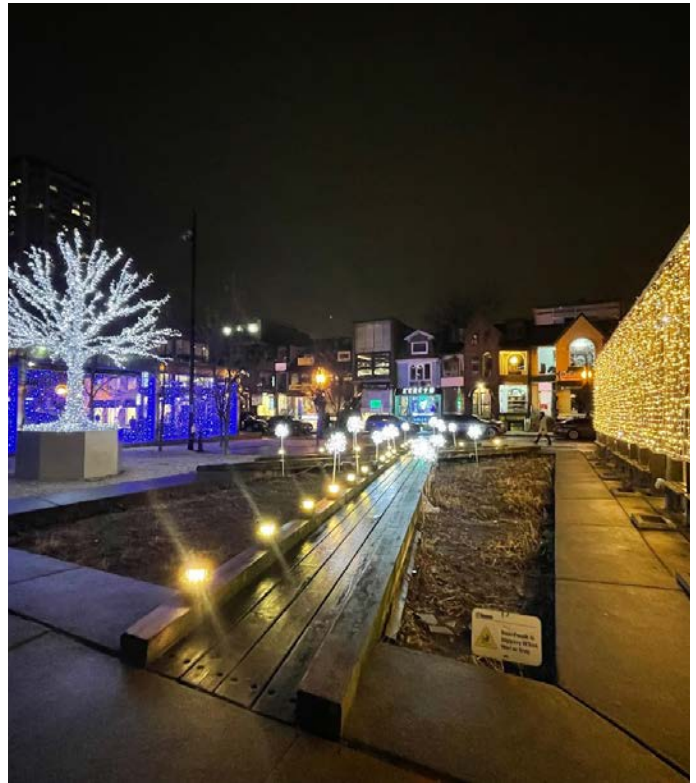
Sidewalk Litter Bins - Reminder

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/cleaned within 2-3 days, please call them again.



Yorkville Village Park - Electrical Upgrading

The light fixtures and underground wiring in the park are approximately 30 years old and in need of repair and/or replacement. We now have city approval for the replacement of all of the light fixtures including the flood lights, inground lighting as well as the underground wiring for the entire park, which will improve security and allow for continued holiday lighting installations. The work is budgeted for about \$600,000 and will be paid from Section 37 funds. Preliminary design work has already commenced and we have been advised that the actual installation work will begin by the fall of this year.



Advanced Green Traffic Lights

Cumberland at Bay: We submitted a request for an advanced green eastbound on Cumberland St. at Bay St., especially during the CafeTO closure of Bellair St. The study agreed with our recommendation and the City has approved this change. Since new hardware is required, they advised us that installation should take place by early June.

Bloor/Avenue Rd: We submitted a request to have an advanced green left turn on Bloor St. at Avenue Rd. eastbound (westbound is already active) installed. There are already dedicated left turn lanes in both directions. This request was approved and they advised that installation will take place before the end of this year.

All of our other requests that we submitted, have been completed.





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 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.

ADVOCACY

Reallocation of Section 37 Funds (which GYRA is absolutely against)

Our community will continue to experience unprecedented development adjacent to and in the vicinity of subway stations. Both the Yonge and Bay stations are prime targets for major intensification with numerous towers of 60-99 storeys becoming all too common. Development of this magnitude raises many questions about the impact of so much new housing on existing community services. These include such matters as water, sewer, transit, parks, libraries, schools, day care, traffic, noise and a host of other services that determine our daily quality of life.



A key question is how should our community be compensated for this growth?



The Ontario Planning Act contained a provision called Section 37, which authorized municipalities to enter into agreements with developers who were seeking increased height and density in return for providing public benefits. Typically, these agreements were registered on title and have included physical improvements to the local public realm on or near the site such as park improvements, day care, heritage buildings and subway entrances. Section 37 also included the possibility of cash contributions for a wide variety of capital items. It was agreed in advance that 20% would be directed to affordable housing anywhere in the city. One example of Section 37 funds spent in our neighbourhood was a cash contribution to help renovate the Yorkville Public Library. Most recently, a cash contribution of \$1.2 million from Section 37 funds was allocated to help renovate the basement level of 877 Yonge to accommodate the Nightwood Theatre and Tapestry Opera. Another capital project coming out of Section 37 funds this year is approximately \$600,000 to cover the entire cost of updating the lighting and its infrastructure in the Yorkville Village Park.



Section 37 funds secured from developments were to remain in the same local area and were to be spent on physical improvements that are related to the increased impact of major new developments. Over many years, the enormous growth of Toronto in areas like ours, has resulted in an approximate total of \$60+ million that is currently being held in a City reserve fund for our neighbourhood. GYRA, together with the ABC Residents Association and the Bloor-Yorkville BIA, developed a well documented list of physical improvements that we would like to see implemented in the Greater Yorkville area. Regrettably, to date, our list has not advanced very much.

Unfortunately, there is now a recommendation by our Councillor Dianne Saxe, to reallocate some of these funds to other projects located outside of our neighbourhood, which we emphatically oppose. We feel very strongly that the Section 37 funds that were part of the various developments in the Greater Yorkville neighbourhood, should be spent in our neighbourhood. Letters opposing her intentions were recently sent to Councillor Saxe and to the City by GYRA, ABC and the BIA. Click [HERE](#) to read GYRA's letter.

This motion was tabled at the last meeting and is now scheduled for May 7th. GYRA will be re-sending our letter once again opposing this motion. We will be sending out a separate notice about this and if you're so inclined, you can send your email. Details will follow separately.



Toronto Community Benefits Network

In 2022 the Ontario Government made some drastic changes that will negatively effect the quality of life in our area. They decided to replace Section 37 with a new tool called the Community Benefits Charge (CBC). While the funds previously collected under Section 37 remain, the rules have changed for all new development applications. The Community Benefits Charge limits the amount of financial contribution for new developments to a maximum of 4% of the appraised land value at the time of a building permit. It applies to all development of at least 5 storeys and 10+ residential units. The money is meant to pay for the capital costs of facilities and

services required as a result of growth. Contributions are to be held in a city-wide fund and will be assigned to those areas throughout the city experiencing growth as part of the annual budget process. The revenue secured from the CBC charge in an area like ours will be substantially less than under the former provisions of Section 37, which is why the Section 37 funds currently allocated to our area, must remain in our area.



No More Noise Toronto (NMNT) and Toronto Noise Coalition (TNC) Amalgamate

NoMoreNoise *Toronto!*

NMNT, led by Ingrid Buday, and TNC, have developed into 2 strong and active groups of Toronto residents with the support of over 70 residents' associations across the city. Both organizations have also been advocating for reducing noise across the city, whether from motor vehicles, amplified sound, 24/7 garbage truck collection and more, and have had representatives make deputations at various City committee meetings.

Hot Docs commissions a program called Citizen Minutes, which is about ordinary citizens doing extraordinary things. Ingrid (NMNT) produced a short doc called, [“Do You Hear What I Hear?”](#), which is an excellent introduction to the organization and their data driven approach.

NMNT built a [“Not 311” Noise Report](#), which is a way for people to make noise reports, for all types of noise at all times. They show the data on a map and interpret the results on a dashboard. They have collected close to 11,000 reports for noise, most of which is for moving vehicle noise. They have also collected data through weeklong measurements with equipment that is capturing the noise levels we live with at the bedroom window. Both of these activities are new ways to show the noise levels that we suffer in our homes.

Their collaborative and data driven approach has led to meetings with Toronto Police Services, Municipal Licensing and Standards and the Customer Service Division (formerly known as 311), and GYRA is an active participant in all of them. While the “Noise Bylaw Review” is complete, there are ongoing discussions with City divisions on how to reduce noise and improve our quality of life. We are encouraged by the City’s response and will continue to support and engage with this group. The next goal is to convince Toronto Public Health to make noise a strategic priority for the next four years.



After the City of Toronto's recent Noise Bylaw Review, the leadership of the Toronto Noise Coalition (TNC), of which GYRA was one of the founding members, has decided that it would be beneficial to have TNC join forces with No More Noise Toronto (NMNT). This amalgamated organization will present a larger, stronger and more unified voice to the various City agencies and politicians. It will operate under the No More Noise Toronto banner. GYRA has been a strong supporter of NMNT, providing our expertise and assistance with some funding.

We encourage you to [sign up for Noise News](#) which comes out once a month, with 1 or 2 action alerts to let you know how you can make a difference by learning about noise through an event or sending an email or speaking to Committees about how noise impacts you.

Noise Bylaw Review

The Noise Bylaw Implementation Review is now complete. While we didn't get everything we were hoping for with respect to muffler noise, there are some wins.

According to the Toronto Public Health Noise Control Plan, most noise comes from traffic. And most unnecessary traffic noise comes from illegally modified mufflers. While the city can only enforce bylaws on stationary noise sources, an important improvement was made in regards to decibel level testing limits. Previously, when the Municipal Licensing and Standards (MLS) and Toronto Police Services (TPS) would conduct joint vehicle testing events, they could only test motorcycles to see if they exceeded 92 dba at idle. Now, they will also test motor vehicles at idle and now, at any engine speed above idle, not to exceed 96 dBA. While most of us who are impacted by this noise feel that 92 dBA is too loud for an idling vehicle. The City has asked for a review of the results in the first quarter of 2025.



We are still pressing the City to begin testing noise cameras that are being used in other cities in the US and Europe. MLS advised that they will be monitoring the results from other cities and we are hopeful that they will move forward on running some tests here. You can click [HERE](#) for a full list of our wins and losses.



Enforcement Events this Summer

GYRA attended a meeting held with the Toronto Police Motor Squad. Enforcement events (muffler blitzes) will begin this year after June 1st, when the new Bylaw takes effect. It's hoped that the new bylaw will help identify and penalize those that are causing the excessive noise. The fine is \$500. You might be interested in checking out the video on muffler noise to better understand the issue by clicking [HERE](#).



Traffic Congestion in Toronto

It's no secret that congestion is a major issue in our city and with more and more construction, especially in the core, this problem is bound to get worse. We have been asking the City to develop some guidelines to address this situation but so far, nothing. Toronto is rated the #1 worst city in North America for congestion. An interesting video in the link below. [HERE](#).

Avenue Road Study

This project appears to be on hold for the time being. The current proposal was for lane reductions from St. Clair to Dupont, with cyclists using Popular Plains and Russell Hill Rd. We have heard from many residents that question the need for lane reductions on this section of Avenue Rd. The speed limit has already been reduced to 40 kph. Some are advocating that for the safety of pedestrians who use the sidewalks, installing additional metal barricades similar to the ones already installed makes sense. If the lanes were to be reduced, dedicated left turn lanes onto the side streets would have to be installed to avoid additional traffic congestion. The issue with this would be additional traffic on these side streets by motorists looking to take shortcuts to avoid the congestion, as they do on Yonge St. While this section of Avenue Rd. is not within the GYRA boundaries, it is an important road for our residents, visitors and shoppers to get to and from the Greater Yorkville area.

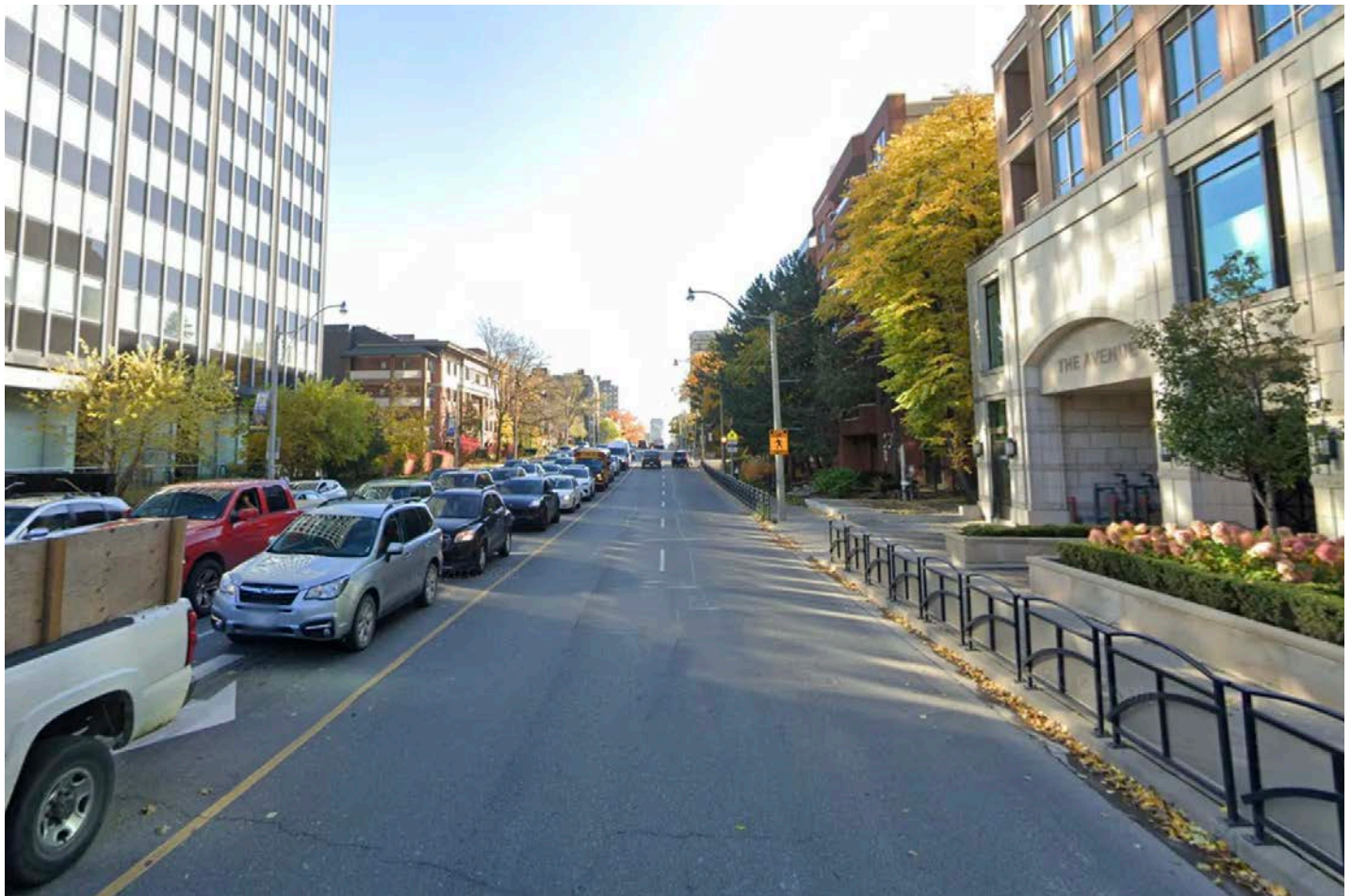


The section of Avenue Rd. from Dupont to Bloor St. also appears to be on hold due to several safety concerns expressed by the city's Traffic Management. We, along with other organizations, have been advocating for bicycle lanes from Dupont St. to Bloor St. to use either Bedford Rd. or St. George St. (bicycle lanes already exist here).

There is a concern by many that reducing traffic lanes will only increase congestion as it has done on Yonge St. With Bathurst St. already congested, Avenue Rd. is the only north/south road in our immediate area that allows a reasonable flow of traffic, except of course during the rush hours.

Many of our residents have suggested that the City just has to look at the section of Avenue Rd. at Balmoral to see the traffic congestion that already exists, especially during rush hour. The lanes have been reduced to 2 in each direction due to the construction at the south-east corner. This is what we can look forward to.

We will continue to monitor this very closely.



PROPOSED DEVELOPMENTS (NOT YET APPROVED)



110-116 Avenue Rd. at Tranby
9 storeys built over 110-112 Avenue Rd. Zoning has been approved. Waiting for site plan approval. Learn more [HERE](#).



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



126-130 Avenue Rd. at Bernard
12 storeys to be built over the existing buildings. Zoning has not been approved yet. Learn more [HERE](#).



148-158 Avenue Rd. (Av & Dav)
35 storeys - We have been advised that approval will be given soon. Learn more [HERE](#).



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



1255 Bay St.

35 Storeys - cantilevered over the existing building at 1235 Bay St. - Zoning has been approved. Site Plan is being reviewed. Learn more [HERE](#).



15-19 Bloor St. W. at Balmuto

99 storey narrow tower. Although there is an increase in the number of storeys from the original proposal, the overall height of this building is less than The One, which is directly to the east. Some improvements have been made to the separation between 35 Balmuto and The One. Public space at the corner has also been improved. Learn more [HERE](#).



82 Bloor St. (Harry Rosen) at Bellair

Two towers approximately 78 and 74 storeys. Site plans have been received for this 2-tower development and Village of Yorkville Park expansion. This will take some time for City Planning to review and discuss with the developer. Learn more [HERE](#).



83-95 Bloor St. at St. Thomas

82 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.

19 storeys. This went to the OLT on appeal on October 26th and a decision was made in favour of the developer. Learn more [HERE](#).



Belmont House - Davenport and Belmont

New proposal for an 11 storey addition to the Belmont House. An application was just submitted.



22-32 Scollard & 21-25 Davenport (Scollard/ Davenport) - 61 Storeys

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, scheduled for September 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. City Planning and the developer will be reviewing various proposals on improving the design. Learn more [HERE](#).



906 Yonge St. & 25 McMurrich

40 and 23 storeys - Negotiations have been completed and site plan approval is imminent. Learn more [HERE](#).



931 Yonge St. - at Alymer

City owned property - 32 storeys - combination of affordable and market rate ownership. CreateTO is currently working on this plan. 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. No communication has been received from the developer. 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. The development has now gone into receivership. A receiver has been appointed and construction continues. 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. Completion is expected in 2 years. Learn more [HERE](#).



771 Yonge St. - (SE corner of Yonge & Asquith)

26-storey condo with retail – 202 units. Construction is underway. 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 18-24 months. Learn more [HERE](#).



33 Yorkville Ave. (across from the Four Seasons Hotel)

Developer Pemberton Group. 2 towers (68 and 44 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 | www.gyra.ca



GYRA'S Geographic Area:

