



Toronto City Councillor

Mike Colle



416-338-0008 • EGLINTON-LAWRENCE, WARD 8 • ISSUE - 2021

Provincial Planning Changes Resulting in Extreme Development



The Provincial Government’s legislative changes in favour of more development that is overriding local planning:

1. Bill 108:

- Reduced heritage protection
- Overriding of City special study areas such as the 5 year Midtown in Focus plan
- Reduction of time for City Planning to review and respond to applications
- Reduced ability to obtain funds from developers to pay for increased needs in infrastructure

2. Ontario Land Tribunal - new secretive pro-development appeal body with greater power

- Local Planning Appeal Tribunal and the Ontario Municipal Board replaced by more powerful Ontario Land Tribunal

3. Unprecedented use of Minister’s Zoning Orders (MZOs) by the Province

- Using MZOs, the Province’s Minister of Municipal Affairs has power to override local planning decisions to approve development without expert analysis, public input, or any chance of appeal. In just over a year, the Minister has issued over 33 new MZOs which is unprecedented

4. Cuts to funds available from developers to pay for increased infrastructure needs

Unprecedented number of development applications: Toronto has more than 1000 active development applications with 208 construction cranes in the sky.

Update on Construction Noise

During the pandemic, the Province of Ontario removed all construction noise control. **The City has been successful in getting the noise regulations set out in the City’s Noise Bylaw back, in effect as of October 7.**

Construction noise is not permitted from 7 p.m. to 7 a.m. Monday to Friday, and before 9 a.m. on Saturdays. Construction noise is also not permitted all day on Sundays and statutory holidays.

For more information about the Noise Bylaw please visit: toronto.ca/Noise.



Touring the City’s local Ward 8 vaccination clinic at the North Toronto Memorial Community Centre with Mayor Tory, Dr. Eileen de Villa, and Chief Matthew Pegg.

Team Toronto COVID-19 Vaccination

Over the last several months, City of Toronto staff and Toronto Public Health, along with healthcare partners, have been working 24/7 to **administer close to 5 million doses and 83.4% of residents age 12 and older have had a second dose, as of October 26, 2021**

Thank you to all of Toronto’s nurses, doctors, frontline workers, support staff, and personal support workers for the heroic work they have carried out to ensure millions of Torontonians are now vaccinated. A great thank you to everyone involved in all of the mobile pop-up clinics in the ward, our local clinics and those nearby.

COVID-19 vaccines are an important public health measure to reduce virus transmission, protect against severe consequences of COVID-19, and save lives. **Everyone in Toronto needing a first or second dose of vaccine is encouraged to visit the City’s webpage: www.toronto.ca/covid-19**

Protecting Our Frontline Doctors, Nurses, Hospitals and Small Businesses from Anti-Vaxxer Attacks

In October 2021, City Council passed my motion requesting that the Toronto Police Service **develop a rapid response protocol** for addressing harassment and intimidation of frontline healthcare workers, small business owners, and frontline retail employees by vaccine protestors, and exploring the feasibility of temporary “**safe zones**” of 100 metres around hospitals, healthcare facilities, COVID-19 testing centres, and vaccine clinics.



Development Updates

1 4050 Yonge Street - Parking Lot on north west corner of York Mills and Yonge

Proposed redevelopment of the existing surface parking lot with two towers: 21-storeys non-residential; 35-storeys with 290 residential units. 766 below grade parking spaces. Developer appealed to OLT PL200441, and City continues to negotiate. OLT Hearing date is set for 15 days commencing on May 9, 2022.

2 Avenue Road - Lawrence West Site - north east corner (284-296 Lawrence West, 1507-1545 Avenue Road)

Application to permit 13-storey and 10-storey mixed-use buildings. 455 residential dwelling units and retail and service commercial space. Currently under review.

3 65-Storey Site at north east corner of Duplex and Eglinton Avenue West (36 - 44 Eglinton Avenue West)

Application to permit a 65-storey mixed-use building containing 663 dwelling units, commercial space and three levels of underground parking. The application has been unanimously rejected by the City and has been appealed by the applicant to the Provincial OLT PL210192. Hearing date Sep 13, 2022.

4 50-60 & 90 Eglinton Avenue West and 17 & 19 Henning Ave

Applications for Zoning By-law Amendment and Site Plan Control have been revised and submitted. The proposal has now been amended to increase the height of the towers to 34 and 39-storeys atop a 3-storey mixed-use, office/retail base with 688 residential units. Proposed for retail and office uses. Under appeal to the OLT by applicant PL210193. Hearing Aug 8, 2022

5 Site of the former Trull Funeral Home (2674 - 2704 Yonge Street)

Proposed 9-storey mid-rise, mixed-use building. Replacing the 31 rental units and offering 96 additional units. Underground parking for 82 vehicles. Owner will be restoring the Alexandra Gates. Revised proposal, under review.

6 3180-3202 Yonge Street (between Bedford Park and Woburn Avenue)

Proposed application to permit a 9 to 12-storey mixed-used building with a total of 109 proposed residential units and proposed ground level commercial space. The City is opposed to the application as submitted and the applicant has appealed to the OLT. Councillor Colle moved a motion to direct the City Solicitor to defend the City's refusal at the OLT. No OLT date has been scheduled as yet.

7 Former RIOCAN Staples Site (3140 - 3170 Dufferin Street and 60 - 68 Apex Road)

Application to permit 9-storey residential building and 11-storey mixed-use building with proposed 606 residential dwelling units, 424 vehicular parking spaces underground, and a 2,046 square metre park at the south-west corner of the site. Under review.

8 Former Dean Myers Site (3180 Dufferin Street)

Proposed 9-storey mixed-use building with retail fronting onto Dufferin St, and townhouses facing Samor Road. A 7-storey residential building is proposed on the rear (west) portion of the site, fronting onto a new proposed north-south street. In total, proposes 555 rental units. Under review. Community Public Meeting held on June 29, 2021.

9 Former Burger Priest Site (3280 Dufferin Street)

Proposal for a 14-storey mixed-use building comprising of 352 dwelling units and two levels of below-grade parking with 209 parking spaces. Under review.

10 Yorkdale Master Plan redevelopment proposal (3401 Dufferin Street and 1 Yorkdale Road)

An Oxford Property Development Application submitted to amend the Official Plan and Zoning By-law to allow for a mixed-use plan for the entire Yorkdale Shopping Centre site. The application has been revised into a single concept with expanded parkland, the inclusion of a public road, and proposes phasing in affordable housing. Transportation programs, policies, and infrastructure will support the growth identified in the Yorkdale Shopping Centre Block Master Plan, the Lawrence-Allen Secondary Plan, and the Dufferin Street Secondary Plan. This proposal is in the early stages and a Local Advisory Committee (LAC) Group has been formed.

11 Former Holiday Inn Site (3450 Dufferin Street)

The development consists of three buildings that would be 24, 28, and 30-storeys in height with a total 766 residential units and 731 parking spaces. A new public park and public street are also part of the proposal. Under review.

12 Former McDougall & Brown Site (1812-1818 Eglinton Avenue West)

Proposed 30-storey mixed-use building containing 381 dwelling units including two levels of underground parking with 133 vehicular parking spaces and 344 bicycle parking spaces. The proposal also includes four 2-storey townhouse units which front on to Livingstone Ave. Commercial units will front onto Eglinton Avenue West. Under review. Community Public Meeting held June 22, 2021.

13 2116 Eglinton Avenue West (north east corner of Eglinton Avenue West and Little Boulevard)

Rezoning application to permit a 9-storey building with 101 residential units including retail on the ground floor. The proposal includes 23 resident parking spaces and 107 bicycle parking spaces. Under review. Community Public meeting held June 15, 2021.

14 500 Duplex (Duplex Avenue and Montgomery Avenue)

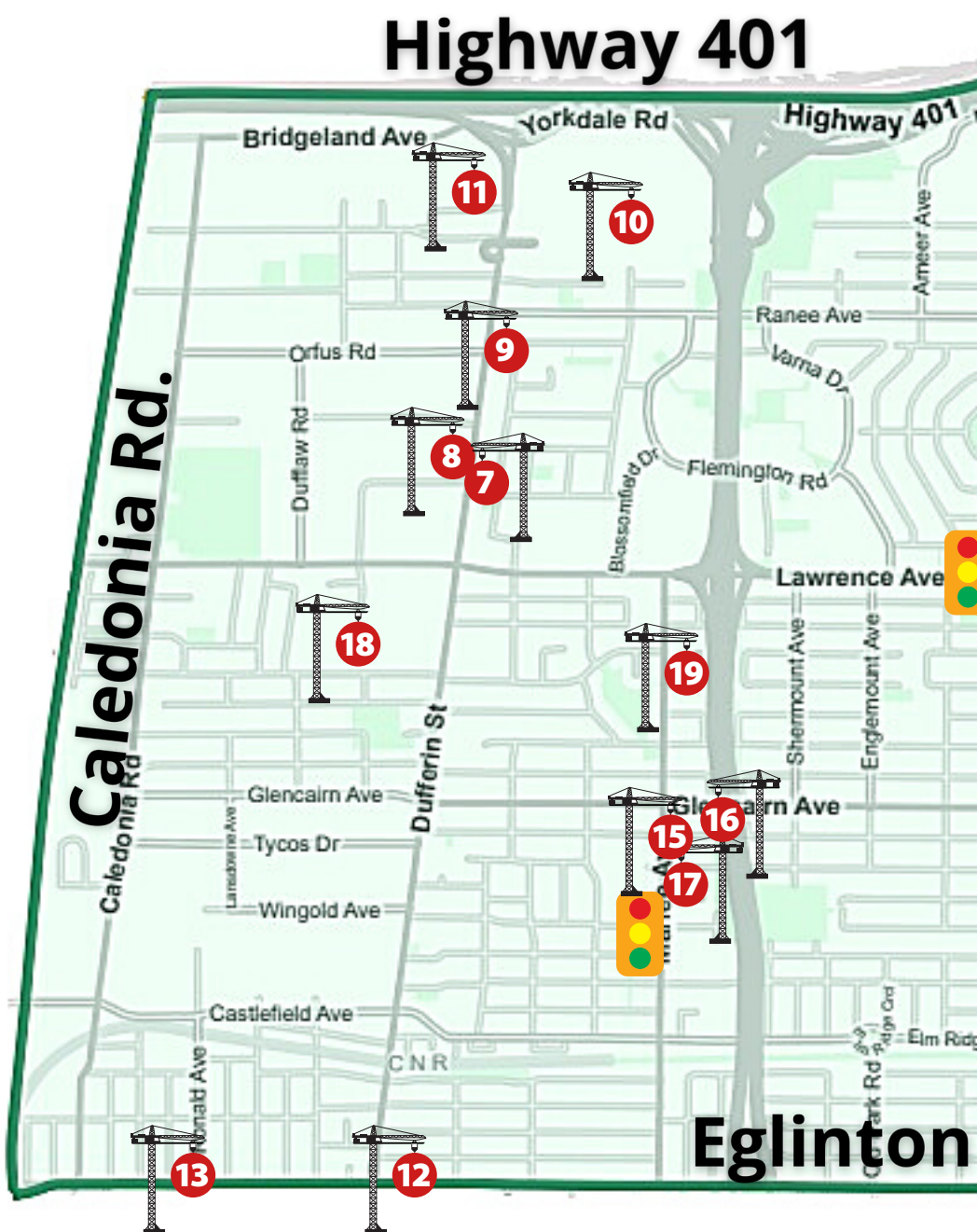
Application to permit 621 condo units in two infill residential buildings of 11 and 15-storeys, underground parking and a 917m² park. The existing 34-storey, 319-unit rental building in the middle would be retained. The 9 townhouse units would be demolished. The proposal is under review.

15 Dylan Condos (831, 833 & 837 Glencairn Avenue and 278-282 Hillmount Avenue)

Application to permit a 10-storey mid-rise, mixed-use building containing 218 dwelling units, a mechanical penthouse, green roof and amenity space. A total of 190 vehicle spaces and 222 bicycle spaces are proposed. Associated with re-zoning application 18 185562 NNY15 OZ. Under review.

16 543 Marlee Ave & 805-813 Glencairn Ave (south west corner of Marlee and Glencairn)

Proposed 28-storey mixed-use building with retail space at grade and 306 residential units above. A total of 184 vehicular and 307 bicycle parking spaces are offered. A 12 metre wide linear park is proposed along the western edge of the development. New proposal, under review.



17 412 and 414 Marlee Avenue & 281-285 Hillmount Avenue
 Proposed 10-storey residential building with a total of 190 dwelling units and ground floor commercial uses, with 115 vehicular parking spaces and 190 bicycle parking spaces.

18 Regina Mundi/Dante Alighieri Schools (60 and 70 Playfair Avenue, 25 Good Shepherd Court)
 The existing secondary school at 60 Playfair Avenue to be converted to the Regina Mundi Elementary School and Child Care and a new Dante Alighieri Academy secondary school will be built at 70 Playfair Avenue. The existing religious residence at 25 Good Shepherd Court will be demolished and the site would be used for parking for both schools. Under review.

19 111 Wenderly Drive & 746-748 Marlee Avenue (south west corner of Wenderly and Marlee Avenue)
 Property has changed ownership. This application is to revise approved plans and amend the site plan approval agreement for the 10 townhouses configured in 2 blocks of 5 units. Under review.

Better Bathurst: updating watermains, repaving the road, and rebuilding sidewalks

The City is continuing infrastructure work along Bathurst Street and implementing public realm improvements to achieve a "Better Bathurst" Street including **replacing the water main** from Ranee to Lawrence and **roadway resurfacing** from Carmichael to Lawrence.

I will continue to work with City staff to **explore opportunities to improve and upgrade the Bathurst streetscape** to beautify the public realm and make it safer and more attractive for pedestrians and motorists.

Eglinton-Lawrence, Ward 8

 **Developments**

 **New Traffic Light**



Bikes on the Allen: Celebrating the 50th Anniversary of Stopping the Spadina Expressway

50 years ago, former Premier Bill Davis made the decision to stop building the Allen Expressway south of Eglinton. On June 5th, we **marked this 50th anniversary milestone by closing the Allen** between Eglinton and Lawrence and opening it up for **walking and cycling** as part of the City's ActiveTO road closure.



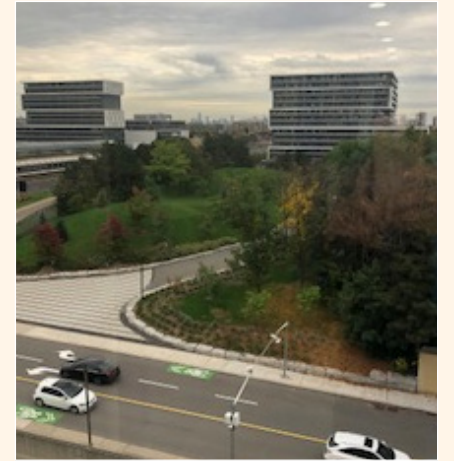
Canada Square – Yonge and Eglinton Development Update

Earlier this year, **City Council passed my motion calling for the public release of the 350 page confidential Lease Agreement between the City of Toronto and Oxford Properties, for the redevelopment of the Canada Square Lands** (a city-owned block on the south-west corner of Yonge and Eglinton) to provide the public with a full disclosure of the plans for this vital public asset.

In July 2021, Council unanimously **passed a joint motion to pause the redevelopment and undertake a Feasibility Study. A public community consultation meeting will be held in the near future** to introduce this exciting and innovative plan to redevelop the land. Stay tuned!

Lawrence Heights Revitalization

- The revitalization of Lawrence Heights continues, building a **mixed-income, mixed-use neighbourhood** which is **park-centered, transit supportive, and well-integrated** with the broader city.
- At its current stage, a Request for Proposal is being prepared for Phases 2 and 3. The consultation and approvals process of Phases 2 and 3 will begin in 2022/2023.



Two market rental condos completed as part of the Revitalization

Community Hub: The City of Toronto has submitted an application for the Federal Government's Green and Inclusive Community Building program to receive possible funding for capital projects across the City, and **the City has made the Lawrence Heights community hub the #1 prioritized ranking on its list of City-wide capital projects** for this funding application.

Eglinton Connects Streetscape and Cycle Track Design

The **Eglinton Connects streetscape and cycle tracks project** continues to move forward. As part of Metrolinx construction of the Eglinton Crosstown LRT line, the design of the streetscape and cycle tracks between the nine underground Eglinton Crosstown stations (between Keele Street to Laid Drive) is being completed by the City, and City staff are working to review streetscaping opportunities, such as **improved sidewalks, furnishing/planting zones, and to develop a design for the installation of cycle tracks.**

City staff will be undertaking **consultation on design options** and will report to City Council with recommendations.

Shop Local: support our main streets, help small business

Toronto is home to countless **local shops** and **restaurants** that have faced **enormous challenges** during the pandemic. Please continue to show support by shopping local and contributing as much as you can.

We have wonderful street shopping on **Upper Avenue** and **Marlee-Ville** and in our seven local Business Improvement Areas. Find the complete list on my website: www.mikecolletoronto.com

Harvest Festival on Upper Avenue

It was great to be out in the Upper Avenue Roe Bus Loop on October 2nd for **the Upper Avenue Community Association** and Apple Tree Market's Harvest Festival, handing out samosas and supporting our great local small businesses.



Yonge Street Murals

There were beautiful new murals unveiled this year on Yonge Street, produced by the **Uptown Yonge BIA** with the support of the **Lytton Park Residents Organization** including the mosaic mural at **Yonge and Albertus**.

To learn more about the City's **StreetARToronto** mural program, please email my office or streetart@toronto.ca



Eglinton-Lawrence Bell Box Mural Project

In partnership with the non-profit Community Matters Toronto, nine outdoor utility Bell boxes in the Upper Avenue, Lytton Park, and Eglinton Park neighbourhoods were brightened up with a mural by local artists.



TTC Turns 100

In September, I joined past TTC Chairs and Commissioners, including former Chairs Howard Moscoe and Josh Colle, at the Roncesvalles Carhouse to celebrate 100 years of the TTC keeping Toronto moving!



My Motions Put Forward and Approved by City Council

1. Turning the Dufferin and Eglinton Green P Parking Lot into a Community Hub and Affordable Housing Complex

City Council **passed my motion** to conduct a feasibility study at the 20 Shortt Street Green P parking lot (located by the north-west corner of Dufferin and Eglinton behind the Dollarama and owned by the Toronto Parking Authority) for a proposal that includes:

A Community "Hub" (Ground Level), **Affordable Housing** (Above), and a **Green P Parking Lot** (At Grade and Below). More information on this project will be available in the months ahead.



2. Impact of COVID-19 in Development of Future High Rise Towers

City Council **passed my motion** requesting that the City's Planning and Building departments, along with Toronto Public Health, study the impact of high-rise residential towers on the health of their residents in light of crowding and spreading COVID-19.

3. Community and Social Infrastructure Needs in High-Growth Areas

This past October, my motion requesting that the City's Planning division undertake a study to identify social and community infrastructure that is needed to support residents in high-growth areas, was **approved by City Council**.

Addressing the Opioid Overdose Crisis and Helping Victims of Substance Abuse

This past September, I called for an on-site meeting to address the critical public health situation in the Eglinton West community due to fentanyl and opioid users. We are working to coordinate an **on-the-street approach** between local police 13 Division, Toronto Public Health, the City's Economic Development division, the local Business Improvement Areas, non-profit organizations, and community members to better serve those experiencing addiction and keep the community and its local businesses safe.

Supporting Those Experiencing Homelessness

The City of Toronto has **opened more than 25 new temporary sites** to create physical distancing in the shelter system and provide space for people to move indoors from encampments, **providing approximately 2,600 spaces in these new temporary shelters, including in hotels**. The hotels included in this temporary program are located throughout Toronto.

As well, **the City has opened more than 570 supportive homes as of July 2021**. This includes new modular housing, as well as the City's Rapid Rehousing Initiative that leverages Toronto Community Housing units.

The City is aiming to open approximately **1,170 new permanent, affordable, and supportive homes over the next 18 months**, with about 1,000 ready for occupancy by the end of 2021 and the remainder by spring 2022.

Currently, **82 projects are in the City's affordable rental development pipeline**, which will create 10,676 new affordable rental homes.

More information is available on **the City's Encampment Outreach & Response webpage**

Park Updates

“The Joni Mitchell Project”

Transforming a parking lot into a park

With tons of condos coming to the Yonge and Eglinton area, it is vitally important to find **more park space and green space for residents in this area**. My office was successful in ensuring that the Toronto Parking Authority’s Green P parking lot at Yonge and Castlefield Avenue was **returned to public ownership** and we are now proceeding to **return this Green P parking lot into a public park** with a music theme **honouring Joni Mitchell**. There will be future public consultation and more information on this project in the months ahead.



York Beltline Trail Updates

- The long range plans are to ultimately connect the York Beltline Trail with the Kay Gardner Beltline Trail with a pedestrian-cycling bridge over the Allen Expressway.
- Parks, Forestry and Recreation staff will be arranging a community meeting to present a conceptual design for the **York Beltline Trail** from Marlee Avenue to Allen Road.



On the York Beltline Trail reviewing cycling and pedestrian safety improvements with Cycle Toronto Midtown members.

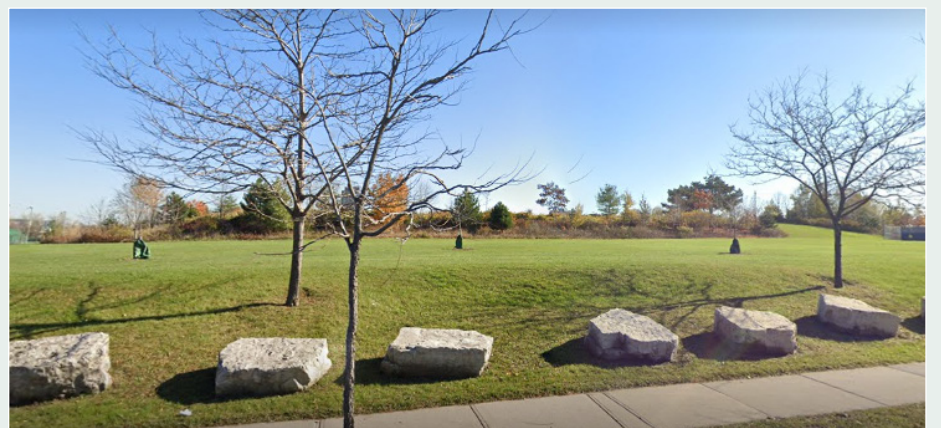
Beltline Trail Lost Stations

- The Beltline Lost Stations project commemorates the trail’s railway history and the neighbourhoods it runs through while improving wayfinding and placemaking on the Beltline.
- Three lost stations are planned to be installed where the Beltline meets Bathurst Street, Dufferin Street, and Bowie Avenue, and will be completed at the same time as improvements to the Beltline trail.

Calming and Cleaning Up of Caledonia Park (Caledonia and Lawrence)

Throughout the summer months, many constituents contacted my office regarding ongoing disturbances caused by extremely loud music and inappropriate commercial use of **Caledonia Park**.

Several meetings and on-site visits were held with Toronto Parks Department staff, Municipal Licensing and Standards (MLS) staff, and Toronto Police Services (TPS) and the following actions have been taken: **regular monitoring of the park, gates closing early, lights off to deter after-hours use, and updated signage**.



Ongoing Major Park Projects

City staff continue to work on:

- **Eglinton Park Master Plan** – revitalization of the whole park with upgraded and additional amenities including upgrading the pathway
- **Baycrest Park Revitalization** – major improvements to the park including an outdoor fitness area, garden areas, and improved lighting
- **Lawrence Heights Triangular Park** – developing a new park space in Lawrence Heights with a playground and public art and hopefully naming it after Shane Stanford, a local community leader who was tragically lost
- **Ledbury Park Centre** - improvements to the building in Ledbury Park as part of a state-of-good-repair program to upgrade the facility’s mechanical and refrigeration systems, roof, exterior building system and improve accessibility to the washrooms, change rooms and elevator.
- **Walter Saunders Memorial Park** – Hopewell Hoops: we are exploring having the basketball court resurfaced with improved hoops and markings and the possibility of an additional expanded basketball area
- **New Park Coming to Glengarry Avenue** - a new park is being designed on Glengarry Avenue, west of Elm Road and directly adjacent to the Douglas Greenbelt, as part of the new residential development at 250 Lawrence Avenue.

Reminder:

Dogs Off Leash in Parks

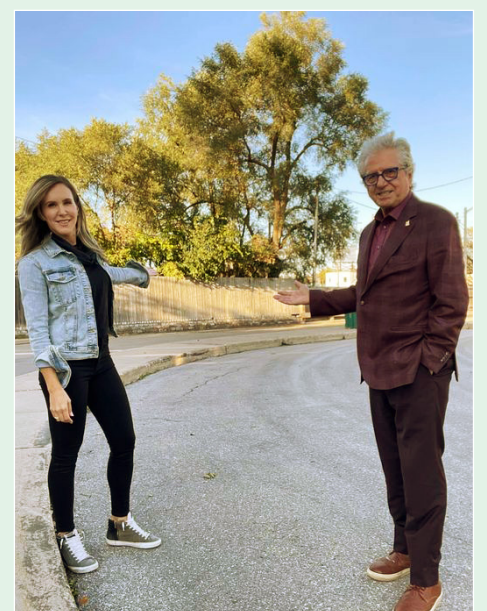
My office continues to receive numerous complaints regarding residents who allow their dogs to run around off leash at **Ledbury Park and Conlands Parkette**. *Signs are clearly posted to indicate that these parks are not off-leash dog parks.*

Parks are shared spaces so please be mindful that dogs are to remain leashed in parks that are not designated a Dogs Off Leash Area or the dog owner/walker will be subject to a fine of \$365.

Loop Park Proposal on Upper Avenue

Help support converting the Avenue Road TTC Bus Loop at Avenue Road and Roe Avenue into “**Loop Park**”. Please contact my office to learn how you can help support this proposal.

Working with Debbie Pila and the **Upper Avenue Community Association (UACA)** to transform this space into a park



Speed Cameras at Allenby Junior Public School and Havergal College

The City's **Automated Speed Enforcement (ASE) program** has been in effect since July 2020 across the City to **increase road safety, reduce speeding, and raise awareness about the need to slow down.** There are **50 cameras installed city-wide** on local, collector and arterial roads in Community Safety Zones near schools issuing tickets to speeding drivers and they are rotated on an ongoing basis.



A total of **5,610 tickets** were issued from the camera installed on Avenue Road near Allenby Junior Public School between December 2020 and May 2021.

One of the rotating cameras is now installed temporarily on **Avenue Road near Havergal College.**

Making Our Streets Safer:

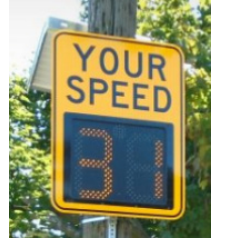
1) Slow Down Lawn Signs

Put up a "Slow Down Sign" on your lawn to help remind the public to slow down. The safety of all road users is a priority, and these signs are one of the ways to make motorists more aware of their speed as they travel in residential areas. Call my Community Office to get your sign.



2) Watch Your Speed Sign

Request a **Watch Your Speed Program (WYSP) radar sign** to be temporarily installed on your block. These portable units are rotated throughout the ward on a monthly basis throughout the year.



3) Request Police Enforcement

Contact the Toronto Police Service (TPS) to file a Local Neighbourhood Traffic Issue or Concern online via **the Citizen Online Report Entry**. It assists citizens with providing TPS with information about ongoing traffic concerns in their neighbourhood.



Please note that the support of Transportation Services staff is needed with all requests. Traffic studies and counts have just resumed by Transportation Services City-wide, and staff will undertake them one-by-one. Your patience is appreciated.

Virtual Black History Month Celebration

Earlier this year, I hosted our first ever **Virtual Black History Month Celebration**. A great thank you to local Member of Parliament, Hon. Marco Mendicino, all of our local artists, special guests, and community members who joined, making the evening as special as always.



Committee of Adjustment (COA) Update

Committee of Adjustment (COA) hearings can be viewed on the City of Toronto Planning YouTube Channel. Year to date, of the 6 North York Wards, Ward 8 has had 247 applications making it one of the busiest Wards in the City. COA Decisions may be appealed to the **Toronto Local Appeal Body**.

If you require help or have questions, please reach out to Linda McCarthy in my office at linda.mccarthy@toronto.ca.



311 is a telephone and email service that provides residents with easy access to non-emergency City services, programs and information 24 hours a day, seven days a week. 311 can offer assistance in more than 180 languages.

It is important to contact 311 because 311 keeps a record of all interactions, ensuring that the issue is properly tracked.

Call #311 or email 311@toronto.ca

As of November 1, 2021, there have been **16,983 resident interactions** that 311 has addressed for Eglinton-Lawrence alone. **This is in addition to the thousands of interactions that my office receives every year.**

All of the frontline City staff have done an outstanding job responding to requests during these most challenging and difficult times. **Thank you to 311 and all City staff for their work to make our City better and safer each and every day.**



Great to be out running again for the Scotiabank Waterfront Marathon 10k and so glad to see marathon races return to the streets of Toronto.

A great thank you to Alan Brookes and the entire Canada Running Series team for organizing the marathon!

Helpful Resources:

- **TORONTO TENANT HOTLINE** 416-921-9494
- **TORONTO HYDRO** 416-542-8000
Streetlights Out: 416-542-3195
OR contactus@torontohydro.com
- **TORONTO POLICE SERVICES** 416-808-2222
OR online at torontopolice.on.ca/core
- **Crime Stoppers** 416-222-TIPS (8477)
OR online at: www.222tips.com
- **Parking Enforcement** 416-808-2222
Option 4 OR by email at
TPSParkingComplaints@torontopolice.on.ca
- Children Services Division (Child Care) 416-392-5437

Don't forget to contact 311 if you are in need of any City of Toronto information:

- **311 TORONTO** via phone (**311**), email: 311@toronto.ca OR online at www.toronto.ca/311

- Barbara Frum Community Centre 416-395-6123
- North Toronto Memorial Community Centre 416-392-6591
- Lawrence Heights Community Centre 416-395-6118
- Glen Long Community Centre 416-395-7921
- Viewmount Community Centre 416-395-6021
- City Clerk's Office 416-392-8016
- Toronto Animal Services 416-338-7297
- Toronto Transit Commission (TTC) 416-393-4636
- Wheel Trans 416-397-8000
- Baycrest Geriatric Healthcare System 416-785-2500
- SPRINT (Senior People's Resources in North Toronto). 416-481-6411
- Salvation Army Family Services 1-800-725-2769
- North York Community House 416-784-0920