

# Adam Vaughan

Toronto City Councillor: Ward 20 ~ Trinity-Spadina

## e-newsletter

September 2008



### Greetings from City Hall!

Dear Residents,

I hope that you had an enjoyable summer. Here are some updates on some of the issues my office has been working on for the past few months. In this newsletter, you'll also find notices about upcoming meetings and events.

As we enter the last weekend of summer and approach the fall season, I would like to wish everyone a happy Ramadan, Mid-Autumn Festival, Rosh Hashanah, Eid, and Yom Kippur!

Adam

#### *In this issue:*

<b>Greetings from City Hall</b>	.1
<b>Queen West Updates</b>	.1
<b>Transportation Updates</b>	.3
Bathurst Street Bridge	.3
Simcoe Street Connection	.3
<b>Entertainment District Updates</b>	.4
Ent. District Taskforce Update	.4
AGCO Risk-Based Licensing	.4
<b>Dealing with Problem Parties</b>	.5
<b>Chinatown Directional Signs</b>	.5
<b>Planning &amp; Development Updates</b>	.6
277 Davenport Ave	.6
21 Avenue Road	.6
164 Avenue Road	.6
200 Bloor St W	.6
Tartu College	.7
Bloor Street Visioning Study	.7
456 Wellington St W	.7
<b>Ward 20 Park Renewal Updates</b>	.8
Sibelius Square	.8
Taddle Creek	.8
<b>Settlement House Community Offer</b>	.8
<b>Upcoming Meetings &amp; Events</b>	.8
<b>Your Team in Ward 20</b>	.10
<b>Contact Us</b>	.10

### Queen West Updates

The tragic fire on Queen Street West in February 2008 had a huge impact on many residents, businesses, property owners, and the broader public in Ward 20. The following is an update on what has happened over the past several months since the fire.

#### Residents

To the best of our knowledge, all of the residents who worked with our office to secure replacement housing have now established their new homes.

Through the generosity of many local and city-wide businesses and individuals, The Queen Street Fire Fund collected close to \$37,000 in cash that was distributed to the affected residents.

In addition to the Fire Fund, approximately \$22,000.00 in gift cards and products (such as new clothing, boots and personal care products) were also provided to the "Royals" by a number of businesses including: Outer Layer, the Australian Boot Company, Lush, Black Market, Shoppers Drug Mart, Canadian Tire, Cadillac Fairview, Virginia Johnson, Fleurkje, Roots and Clafouti.

## **Businesses**

This stretch of Queen Street has always provided an important economic opportunity space for artists, small businesses and creative entrepreneurs to incubate and grow their businesses. The Queen Street businesses affected by the fire provided the neighbourhood with more than 125 jobs and a great collection of bikes, antiques, fashion, music, movies, foods, housewares, as well as photography and interior design services.

Their absence from the neighbourhood over the past 6 months has left a void and been felt by many local residents and visitors.

Many of the affected businesses are planning to rebuild and return their business operations to this stretch of Queen and Bathurst as soon as possible.

Businesses that have already reopened include:

- *Dollar 'n More*
- *Ali Baba*
- *Cosmos*
- *Nikolaou*

Businesses that are on their way to reopening include:

- *Abraham's Antiques*
- *Organize by Design*
- *Pizzaiole*

*Duke's Cycle* has temporarily relocated to 452 Richmond Street West until they can rebuild on Queen Street West.

*Preloved* can now be found at 881 Queen Street West, across from Trinity-Bellwoods Park.

*Suspect Video* is operating out of their other location on Markham Street.

## **Property Owners**

There are 6 different property owners who lost their buildings in the February fire. Each owner had their own specific insurance policies and coverage levels.

## **Charges by the City of Toronto**

Under the Building Code Act and the Fire Protection and Prevention Act, property owners were charged back for various demolition, fire suppression and other services required to secure and make the site safe.

Our office has been working closely with 5 of the 6 property owners and City staff to review the overall charges and the apportionment of the charges amongst the various property owners. The overall charges have been reduced and the individual charges to the 5 property owners have been significantly reduced due to re-apportionment.

We are continuing to work with city staff to facilitate a repayment schedule for these charges.

## **Facilitating rebuild**

City staff from Buildings, Planning and Heritage have been coordinating their services to ensure timely and seamless processing of development and permit applications from the affected addresses to “fast-track” the rebuilding process for replacement buildings.

## **Investigation**

The Ontario Fire Marshall is the lead for the investigation on the cause of the fire. There is also an ongoing investigation by the Toronto Police Service.

Neither agencies have determined or released their findings on the cause of the fire.

## **Transportation Updates**

### **Bathurst Street Bridge Construction Schedule**

The City of Toronto and TTC are jointly planning a major construction project on the Bathurst Street Bridge, south of Front Street to Fleet Street. This project will involve a total reconstruction of the bridge between Front and Fleet, widening the area to create a TTC right-of-way. The truss bridge, which has heritage status, will be preserved as part of this work.

As part of the design process, the bridge design was assessed by the City of Toronto’s Design Review Panel in June 2008. They identified a number of issues around the bridge design. There is currently a team composed of the TTC and city staff from Urban Design and Structures and Expressways, who are reviewing the design and other issues around the bridge.

As a result, the start date for this work has been pushed back, and is not planned to begin before 2010. The construction was estimated by Transportation staff to take about 4 months, however this estimate is subject to change.

During the construction, the bridge will be closed to vehicular and streetcar traffic, but pedestrian traffic would be maintained with a 2m sidewalk. Bikes could also access this route but would be required to dismount.

Councillor Vaughan has requested that the timing of any construction in this area be coordinated so that work is staggered to take place at different times. This is to try and minimize the impact of the construction work on residents living in Bathurst Quay, along Queens Quay, and elsewhere in the neighbourhood.

Further updates about this construction project will be provided when more information is available.

### **Simcoe Street Connection**

Work is nearing completion on the connection of Lower Simcoe and Simcoe Street under the railway tracks. The plan for this project was a component of the redevelopment of the Railway Lands, and predates amalgamation.

The road is currently scheduled to be opened in November 2008, and the sidewalk connection in December 2008. There will be a new bike lane operating in each direction that will connect to and from the waterfront.

Councillor Vaughan has requested that a traffic signal be installed at the intersection of Bremner and Lower Simcoe Streets to facilitate traffic control and pedestrian crossings. This signal has been approved by Council and may be installed to coincide with the street opening.

## **Entertainment District Updates**

### **Entertainment District Taskforce Update**

For several months, a task force has been meeting about Toronto's Entertainment District, to help regulate nightclubs better and to ensure that they are as safe as possible. Councillor Vaughan has participated extensively in this task force, alongside representatives from the Alcohol and Gaming Commission of Ontario, the Mayor's office, the Deputy City Manager's office, Toronto Police, Fire, Buildings, Municipal Licensing and Standards, and Planning.

The task force has been working to coordinate better sharing of information among regulatory agencies (such as the Fire department, buildings, police and licensing staff), and to ensure that inspection and enforcement efforts are focused on 'problem' establishments with a history of violations, or those that pose the greatest risk to patrons or the public.

Our office is currently working with city staff to develop consultation sessions with residents, property owners, clubgoers, people employed in the nightclub industry, and other stakeholders to receive their feedback on the Entertainment District. These consultation sessions will be taking place during Fall 2008, and we will keep you updated through this newsletter.

### **Alcohol and Gaming Commission of Ontario begins Risk-Based Licensing Pilot Project**

Another update on the Entertainment District comes from the Alcohol and Gaming Commission of Ontario (AGCO), which began a pilot project in July 2008 for risk-based licensing in Toronto's Entertainment District. This new approach to licensing establishments to serve alcohol takes the history and past conduct of the applicant into account, as well as the location, activities and hours of operation of the establishment. The goal of this approach is in part to focus AGCO resources on establishments that pose greater risks.

This new approach to licensing will also allow the AGCO to attach various conditions onto a liquor license. Some examples of possible conditions include:

- Not permitting or providing music or other forms of entertainment in outdoor areas;
- Not selling or serving alcohol after a certain time on the patio or outdoor areas

Licensees may also be required to submit plans including safety and security plans, nuisance mitigation plans (covering noise, litter, etc.) or patron control plans, to help them comply with liquor licence laws and protect public safety.

This approach to licensing and the opportunity to apply conditions onto the liquor licenses of establishments in the Entertainment District offer a great deal of potential for mitigating the impact of clubs on residents living in the area.

For more information about Risk-Based Licensing, please see the AGCO's website here: <http://www.agco.on.ca/en/b.alcohol/b11.riskbasedlicensing.html>

## Issues in your neighbourhood

### Are parties in your neighbourhood driving you crazy?

Our office is working with the University of Toronto's administration, as well as local residents' associations, all three local Toronto Police Divisions and campus police to address problems, such as extreme noise, stemming from late-night parties. In addition to organizing meetings with the above stakeholders, we are encouraging local residents to keep a log of problem properties so that we can pass on detailed descriptions to the local police. Logs should note the addresses where parties are taking place. They may also include observations regarding the type of noise, dates and times that the noise occurred, garbage, and public nuisance or criminal activities (such as underage drinking, illicit drug activity and vandalism). We are regularly reporting on these properties to the appropriate authorities for follow up.

Since fraternities and sororities have no formal ties to the University of Toronto, Councillor Vaughan is initiating contact with known financial supporters, as well as alumni and registered property owners, to ensure that those associated with the problem properties are aware of their responsibilities as good neighbours. Efforts are also being made to reach out to new students to not only welcome them to the area, but to also ensure they know that they are but one part of a diverse community.

It is important to note that while we recognize the tremendous impact that these properties and their residents have on the peace in their neighbourhoods, given the number of students and student residences located in the ward, most students who attend the University of Toronto are responsible and welcome members of our community.

As always, in emergency situations, such as late-night brawls, street parties and illicit drug activity, residents are encouraged to contact the police for immediate response. To register a complaint and request immediate action, please call the police at 416-808-2222.

## Chinatown Directional Signs

In January 2008, Toronto City Council voted unanimously to approve the installation of signs directing visitors to Chinatown in both English and Chinese. This was the result of more than a year of work with the Chinatown Business Improvement Area. The signs are aimed at ensuring that tourists and other visitors can easily find Toronto's famous Chinatown, with the goal of improving the business environment in the area. The BIA will be paying for the costs of the sign and the installation.

The long-awaited signs will be installed during the next scheduled closure of the Gardiner Expressway, on September 20-21. Look out for the signs when traveling on the Gardiner!

## Planning & Development Updates

### 277 Davenport

A six-story, 8-unit mid-rise, which would step back at both the fifth and sixth storey, has been proposed for this site. There would be two units per floor and large terraces that act as gardens off of each apartment. The proposed height of this development is 22 metres to the top of the sixth storey and 15.3 metres to the top of the fourth.

A number of residents who attended the Annex community planning meeting on July 28 expressed concern about the height of the building and how it will respect the residential neighbourhood to the south. Additional concerns about how to ensure the privacy of those whose backyards abut the proposed development were also voiced. An additional public meeting regarding this proposal will be scheduled for later this year.

### 21 Avenue Road

Although this proposed development is just outside Ward 20's boundaries, the proposal for 21 Avenue Road would have a profound affect on the Annex neighbourhood. The proposal involves a two-tower scheme of 48 and 44 storeys, with the southerly tower rising to 178 metres. One critical issue is the shadows that this new development would cast. At its current height, it would extend all the way to Bedford Road. Another concern is the fact that the towers' would rise above the currently unobstructed silhouette of Queen's Park when viewed from the south.

Another public information meeting for this proposed development is scheduled to take place on September 22 at 7:00 at Church of the Redeemer (162 Bloor Street West). Among other things, the developers plan to lay out the incremental shadow effects at this time.

### 164 Avenue Road

In May 2006, the Ontario Municipal Board (OMB) approved the development of a 19 storey mixed-use commercial and residential building at 164 Avenue Road. The development would include 127 residential units and 1721 square meters of commercial space on two floors of the podium base. Since the OMB's approval, our office has received no notice of applications to develop the site, which is currently home to Downtown Fine Cars at the northwest corner of Pears Avenue and Avenue Road. We have informed the planning department to keep us updated on any news regarding this property.

### 200 Bloor Street

This proposed development will be one of the first to be processed under the Bloor Visioning Study. The laneway to the right of this property also offers an opportunity to

connect with Philosopher's walk to the south of Bloor Street. As currently proposed, the development itself would consist of 32 storeys and between 150 and 170 units. It would also provide for a substantial outdoor rooftop garden on the 8<sup>th</sup> storey podium. Because of the subway runs underneath this property, it is not possible to provide underground parking.

### **Tartu College**

Tartu College is a non-profit institution located at Bloor Street and Madison Avenue, and is operated by the Estonian community. At a public meeting in July, they presented plans for several phases of work planned for their building, including repairs on their underground parking, and the creation of a new entrance off Madison Ave. and a future library that would serve as an archive for the Estonian community. Tartu College is interested in purchasing land directly behind their building on Madison Ave. that is currently being used as a Green P lot from the Toronto Parking Authority as part of this project. Many questions and concerns were raised about the parking needs of Tartu College and whether the city should sell the Green P lot to them.

### **Bloor Street Visioning**

Thanks to the hard work and valuable input of area residents, in addition to the helpful coordination, direction and support provided by our local city planners, the Bloor Corridor Visioning Study is now complete and one step closer to being adopted by council. The study puts forward design guidelines for future built form and public realm improvements that will form the basis of a long-term development strategy for Bloor Street from Avenue Road to Bathurst Street. The overall goal of the visioning study is to protect the distinct character of the existing neighbourhoods while continuing to accommodate necessary growth.

To read the final report of the Bloor Corridor Visioning Study, visit the City's website at <http://www.toronto.ca/planning/bloorcorridor.htm>.

### **456 Wellington St W**

An application by architects Sweeny Sterling Findlayson & Co. for 456 Wellington St W was considered by the Committee of Adjustment on July 23. The property is a long and narrow lot, which currently houses the establishment C Lounge.

The proposal is for two residential buildings connected at ground level by a raised courtyard. The front building is 8 storeys, while the rear is 12 storeys.

Councillor Vaughan hosted two pre-application public meeting where this project was presented by the developers for feedback in July 2007 and April 2008. When the application was made to the Committee of Adjustment, Councillor Vaughan was in touch with the Wellington Place Neighbourhood Association and residents in the adjacent building. He submitted a letter expressing concerns about the proposed building, in particular the height of the rear tower, at 47.25 metres, and the impact that approving a building of this height would have on other building applications on the street.

The application was deferred by the Committee of Adjustment for a maximum of three months. Councillor Vaughan is continuing to work with the applicant and area residents to help refine this proposal in ways that address current concerns.

The proposal for this property will be presented at Councillor Vaughan's planning meeting scheduled for Tuesday, September 23, at 6pm in Metro Hall, 55 John Street, Room 309.

## Ward 20 Parks Renewal Updates

### Jean Sibelius Square

On September 10, the Sibelius Square Working Group met with Councillor Vaughan, City staff and PMA Landscape Architects to review and provide additional feedback on design concepts for Jean Sibelius Square Park Revitalization. The public will be able to comment on a preferred concept plan will at a meeting to be scheduled for late October.

### Taddle Creek Park

Parks, Forestry and Recreation have been working with the local community and the City's Culture Division to develop a landscape revitalization plan for Taddle Creek Park, to be funded by Section 37 benefits from the One Bedford development. This initiative has included a public art competition organized in partnership with the City's Culture Division. The winner of the competition, artist Ilan Sandler, has completed art installations across North America, including *The Book*, at Toronto's ArtStage, and *Double Storey*, at the Toronto Sculpture Garden.

The final design of the park will be circulated via email to the community and available on-line through the Annex Residents' Association website at <http://www.theara.org/>.

## Community News

### University Settlement House – Free One Month Membership to Community Members

From September 15th until October 15th, 2008, University Settlement is pleased to offer a **FREE** one-month membership to our community as part of our reopening at 23 Grange Road.

With special thanks to **RBC Foundation** for sponsoring this opportunity, members of the community will have the chance to enjoy our 25 yard indoor pool, Nautilus treadmills, elliptical trainers, circuit training and free weights. Shoot hoops or play badminton in our full size gymnasium. [Yoga](#), [Tai Chi](#) and [Aqua Fit](#) classes are all included.

For more information on how to receive your free membership, please call 416-598-3444 ext 221 or visit our front desk at 23 Grange Road.

## Meetings and Events

### Four Seasons Hotel (21 Avenue Road) Public Meeting

Monday, September 22, 2008

7:00 – 9:00 PM

The Church of the Redeemer, 162 Bloor St. W. (at Avenue Road)

This proposal for the Four Seasons Hotel is for a mixed-used building with two residential towers set on a three-storey podium with retail uses at grade fronting Avenue Road. The northern tower of 44-storeys will consist of 159 units and the southern tower of 48-storeys will accommodate 176 units. A public parkette is proposed for the north east portion of the site.

This community consultation meeting is hosted by the City of Toronto Planning Division. For more information about the proposal, please contact Louis Tinker, Planner, at 416-392-0420 or [ltinker@toronto.ca](mailto:ltinker@toronto.ca).

## **Wellington Place Planning Meeting**

Tuesday, September 23, 2008  
6:00 – 8:30 PM  
Metro Hall, 55 John Street, Room 309

Councillor Vaughan would like to hear your feedback about proposed developments in the Wellington Place Neighbourhood, specifically:

- Proposal at the north-east corner of Front and Bathurst
- 456 Wellington St. W. (between Portland and Spadina)
- 525 Adelaide St. W. (Adelaide & Bathurst) (tentative)

Please let us know if you plan to attend, by phone at 416-392-4044 or e-mail at [Councillor\\_Vaughan@toronto.ca](mailto:Councillor_Vaughan@toronto.ca).

## **Public Meeting on 426 University Ave. and 210 Simcoe St.**

Tuesday, October 21, 2008  
7:00 – 9:00 PM  
City Hall, 100 Queen St. W., Committee Room 2

This public meeting, hosted by the City of Toronto Planning, will be to present proposals for 426 University Ave (the Royal Canadian Military Institute) and 210 Simcoe Street.

## **MyMarket – Bloor@Borden**

What: MyMarket@Bloor.Borden  
Where: at the east side of the Lippincott “Green P”  
When: Every Wednesday from 3 p.m. to 7 p.m.  
June 4 through October 29

The Bloor-Borden farmers’ market is a certified local farmers’ market featuring real farmers selling only what they produce every **Wednesday from 3-7** during the growing season. Each week enjoy fruit & vegetables, meat, eggs, cheese, bread, honey, herbs & flowers, plus free weekly draws! This is a wonderful opportunity to support your local farmers, shop for super fresh local produce and meet & greet your neighbours.

Upcoming dates include:  
September 24 – Apple Day

October 22 – Pumpkin Fest  
October 29 – Customer Appreciation Day

Presented by: The Annex Residents' Association, Harbord Village Residents' Association, Huron-Sussex Residents' Organization, Bloor BIA & Harbord BIA

For more info contact: [bloor.borden@gmail.com](mailto:bloor.borden@gmail.com)

## Your Team in Ward 20

### Welcome Dale!

We are pleased to announce that Dale Duncan has joined the Ward 20 team as a Constituency Assistant. Dale Duncan is known to many in the ward and at City Hall as the managing editor of Spacing magazine and as a columnist and City Hall Blogger for EYE Weekly Magazine.

Dale Started on July 28<sup>th</sup> and will largely be responsible for the neighbourhoods, residents and businesses in the northern part of ward 20. Her work will centre on (but unlikely limited too); The Annex, West Annex, Seaton Village, Huron-Sussex, The University and the Harbord Village neighbourhood associations. This area also includes several TCHC projects, a handful of BIAs and a growing number of groups dedicated to improving our parks.

Beyond excellent communication skills and an extensive knowledge of the political and institutional history of the city, Dale has also been a clear voice for stronger communities, better use and design of public space and creative approaches to citizen engagement in local politics.

You can reach Dale in our office at 416-392-4044 or by email to [dduncan@toronto.ca](mailto:dduncan@toronto.ca)

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### Contact us:

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If you have a concern about your community or the ward you would like to discuss with Councillor Vaughan or our staff team, please call the office at **416-392-4044** or contact us by email: [Councillor\\_Vaughan@toronto.ca](mailto:Councillor_Vaughan@toronto.ca)

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### Subscription information

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