

Adam Vaughan

Toronto City Councillor: Ward 20 ~ Trinity-Spadina

e-newsletter

December 21, 2007



As we come to the end of the year, and as the celebrations of Eid and Diwali, Christmas and Hanukkah, and Kwanza dance through our communities, lets give thanks for the year that has just passed while we hope for joy, goodwill and prosperity in the months ahead.

Good health, good luck and Happy New Year!

Adam.

An invitation to our Ward 20 Festive Event

Please join us Councillor Vaughan and our ward 20 team for our New Year's Levee!

Date: Sunday January 6, 2008
Time: 2 - 4 pm
Location: The Rivoli, 334 Queen St. W.

Snow: Winter Issues and Answers

1) Why hasn't my street been plowed?

In Ward 20, Trinity-Spadina, conditions for plowing are less than ideal. There are a number of narrow roads, roads without boulevards and on-street parking that hinders plowing. Cars parked on streets obstruct plowing operations. There is a lack of space to put snow when people dig out their cars parked on the streets and driveways. City service vehicles often have to drive on the windrows scattering snow into the road.

With these conditions in mind, the City cannot guarantee 'bare pavement' conditions. The City's goal is to make the streets passable for cars and pedestrians. If you think your street has been missed entirely while other neighbouring streets have been plowed, please call 416 338-SNOW to report the problem.

2) Why hasn't the City ploughed my laneway?

The City cannot plow laneways due to severe physical limitations. The plowed snow cannot be pushed against the garages as that would make them inaccessible. The ploughs would have difficult maneuvering in the narrow and sharp bending laneways and would damage garages and fences.

The City will send small trucks to salt the laneways. The salt promotes melting and is applied within 1 to 20 days from the end of a major snowfall.

3) How can I report my neighbour who pushes snow from his driveway onto the road?

Call 416 392 7768 to report any complaints with property owners not clearing their snow.

4) I am a senior and can't clear my sidewalk. What can I do?

Residents 65 years of age or older or those with a physical disability may register for sidewalk snow clearing by calling 416 392 7768. This work is usually done 36 to 72 hours after the end of a storm. In 2007, 7,000 residents in Toronto and East York were provided with this service.

5) Why does the City clear some sidewalks in the ward but not others?

The main criteria to determine sidewalk snow shoveling is whether the equipment can safely navigate a route. Width of the street and sidewalk, parking, and obstructions such as utility poles and retaining walls determine whether mechanical plowing can be done. Toronto and East York District has 2600 km of sidewalk and 1200 km qualifies for the City's sidewalk clearance. The City also clears snow and ice at transit stops, cross walks, laneway entrances, bridge stops and school loading zones.

Please be responsible and clear your sidewalk within 24 hours after the end of a snowfall.

6) What can I do to prepare for a snow storm?

If possible, keep parked cars off the street so that plows can do their job more effectively. Use public transit if possible. Fewer cars on the street can help the snow get plowed faster.

Wait until the snow plows have gone by before completely shoveling your driveway or sidewalk. Don't push the snow from your driveway or sidewalk onto the road. It can cause a collision and obstructs the snow plows.

Minimize the use of salt to de-ice your property.

You may call 416 338-SNOW (7669) to get up to date snow clearing details. On average it takes 4 to 6 hours to salt the roads, 14 to 18 hours after the end of a storm to completed plowing and 16 to 24 hours to plough the main street sidewalks. Please keep this timetable in mind when calling to report streets not plowed or de-iced.

7) How should I place my garbage out for collection after a major snowfall?

After a major snowfall, the narrow streets of downtown Toronto can make it difficult to put garbage out for collection, especially when there are tall snow banks. When putting garbage, recycling and Green Bins out for collection, residents should ensure that it is **accessible** for collections staff. Please also make sure that collectors will be able to see the bins from the street. One option is to cut a space for the garbage containers in the snow bank or put containers on the snow bank where feasible.

For any snow related problem, you may call my office at 416 392 4044 for help. My staff will refer your problem to specific City staff to get action on your behalf.

Planning & Development

Ward 20 is home to many development projects, at last count, there are more than 100 developments sites in the ward. Each of these projects is at various stages in the application and approval process. My goal is to post as much information as possible about each of these sites on my website, but this feature is still under development.

Following is a list of some upcoming meetings about specific developments in the ward. For more information about any of these meetings or projects, please contact my office, either by phone at 416-392-4044 or by email at councillor_vaughan@toronto.ca.

Please be advised that although this list is up-to-date as of December 21, there may be some changes to the meeting times, dates or locations. Please check our website at www.adamvaughan.ca or call the office at 416-392-4044 for up-to-date information closer to meeting dates.

Date	Time	Meeting Topic	Location
Monday January 7	6:30 pm	Proposed Developments on Queen Street West	Metro Hall Room 302
Wednesday January 9	6:30 pm	Meeting on Clarence Square Park	Metro Hall Room 304
Thursday January 10	6:30 pm	Proposed Developments on Richmond Street West	Metro Hall Room 304

Monday January 14	6:00 pm	Proposed Traffic Light at Bathurst and Nassau Streets	TBA
Wednesday January 16	6:30 pm	Proposed Developments in Grange and Baldwin Village	TBA
Monday January 21	6:00 pm	Proposed Developments in Wellington Place Neighbourhood	TBA
Monday, January 21	7:30 pm	Proposed Development at York and Bremner	TBA

**** Metro Hall is located at 55 John Street, at the south-east corner of King and John ****

Outcomes from last month's meetings

Following is a summary from some of last month's community meetings; there were a couple of other meetings that we will update you on in the next issue. Thank you to all of you who attended these meetings and also to those of you who could not attend but contacted my office to contribute your ideas.

Dupont Development Meeting

The land in question is the property behind the row of houses where Dupont jogs south near the north end of Brunswick. It currently is occupied by two old warehouses that have been converted into office buildings. Technically there is no formal application in front of the city, nor have the owners (the Wynn family) even hired an architect. The family has owned the property for years and was recently approached by a developer who builds large scale (big box) commercial developments. This has caused the family to explore what value and what uses the land could be put to.

This meeting explored the possibilities and concerns that might arise from a commercial development or a mixed use development. The mixed use idea revolves around building a commercial podium with a tower above and a row of town homes behind the existing houses that flank Dupont. The tower height has not been set. The developers talked about 20 stories but this suggestion brought forth concerns about it what trigger as a planning precedent across the north end of the annex.

The goal of this meeting was to deliver information to the Annex Residents Association, area residents and hopefully neighbours well ahead of even an architect is hired for the project. This is a critical first step but by no means a final or even a preliminary meeting. It was a simple meeting to introduce the possibility of an application and to begin to get the community ready if one were to materialize.

The clear consensus of the meeting was that a comprehensive approach to Dupont Street is needed and plans are underway to do an avenue study as part of the ongoing process of bringing a better planning discipline to the ward.

RioCan Project at Portland and Queen

Councillor Vaughan hosted this meeting to discuss RioCan's development proposal at the south-west corner of Queen Street West and Portland Street, on a site that is currently a parking lot. The proposed development is for a mixed-use building containing commercial and residential uses. This was the third public meeting on this proposal, and about 40 people were in attendance.

The proposal presented at the meeting was for a building with three storeys on Queen, with an additional four storeys of residences (109 units) developed by Tribute Communities on the south side of the building facing Richmond Street.

The proposal included the following:

Queen Street frontage:

- 1st floor: a series of 5 retail units divided into recessing bays, and residential lobby
- Second floor: larger retail use (single user)
- Third floor: residential use with terraces

Richmond Street frontage:

- First floor (west to east): underground parking entrance, service bay, receiving entrance, retail or gallery use, residential amenity space, residential lobby (at corner with Portland)
- Total of seven floors (three floors of commercial use, with four floors of residential above)

The proposed building would also include three levels of underground parking, with two levels dedicated for commercial parking and the bottom level for residents of the building. The Richmond Street loading bays would be closed and provide internalized vehicle access for retail loading and unloading, as well as residential garbage pick-up.

Because the proposed building would stretch from Queen to Richmond Streets, the proposal must respond to both the Queen Street West Heritage Conservation District (on its Queen frontage) and the King-Spadina Plan (on the Richmond side) in its appearance and structure. This resulted in requirements for retail uses at grade on Queen, a certain proportion of brick and glass on its Queen façade, while the design of the Richmond frontage relates to the more industrial character of the King-Spadina area.

No agreements have been signed with any commercial tenants for the building, however RioCan has been negotiating with a variety of potential tenants, including Home Depot, Canadian Tire, Loews, Starbucks, Sobeys, Longo's, several banks, and it has also been contacted by local retailers.

The ownership of a laneway running through the site was discussed extensively at the meeting. City maps show that it is city-owned, however some adjacent property owners have said that it belongs to them. The developer has asked the laneway to be conveyed to them; however Councillor Vaughan has asked for any discussions of this laneway to be held off until seeing the proposal for the site, as it can be used as a bargaining chip with the developers to negotiate possible community benefits and certain changes to the building.

Feedback from residents attending the meeting included concerns that a large retailer like Home Depot would occupy much of the building. Councillor Vaughan said that based on the

site's zoning, a single-storey big-box Home Depot would be a permitted use on the site and there would be little way to stop it. He said he would work to ensure that the development agreement for the project would sustain separate retailers on Queen, and maintain the pedestrian realm and streetscape.

Another concern that was raised was around the lack of street-friendly uses on the Richmond Street façade. Some residents expressed concerns about only one unit of retail or gallery space on Richmond, surrounded by the loading bay and parking entrances. Other concerns about the loading bays were that the speed of the traffic on Richmond would make it difficult for trucks to enter. City staff responded that entrances on Richmond worked better than Portland or Queen fronts of the building, as Portland would not be wide enough to accommodate trucks' turning radii, Queen is a busy street with streetcar tracks, and that service entrances on Queen would compromise Queen Street retail uses.

Other feedback included concerns about the impact of the building on the alley running south of Queen between Spadina and Bathurst, the look of the building, and the impact of the building (through construction, lighting, traffic) on neighbouring residents. One suggestion was to maintain the lane through the building, and use it as the entrance for service, loading and parking.

Because the project is very close to meeting the height restrictions on Queen and Richmond, and is in compliance with the Queen Heritage Conservation District, the project does not require an extensive approval process in order to go ahead. The project requires some variances to the zoning by-law, which will be considered at the Committee of Adjustment in the New Year. Subject to the decision of the Committee of Adjustment, the project would start construction in summer or fall of 2008, and take 18-20 months until completion.

Councillor Vaughan concluded the meeting by requesting 4-5 representatives to meet and focus the concerns about the building, in a meeting without the developers in attendance. These people will also serve as the communication point for the neighbourhood.

In our next issue we will update you on:

- Bloor Street Visioning
- Wheel Trans User Group

Contact us:

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

→
Your team in Ward 20 (left to right):
Binh Chow, Joyce Yang, Eti Greenberg, Greg Katz,
Jen Chan, Stephanie Ford, Ange Kinnear

