



The voice
of our
community

2018 ANNUAL NEWSLETTER

President's Report

It has been another exciting and challenging year for the Deer Park Residence Group. Many new initiatives are taking place in our community, from new planter boxes and benches on Yonge St., and new street signs that will depict our Deer Park history and define our boundaries.

New developments have been approved, and more are pending, as the face of Deer Park changes from a sleepy hollow to a revitalized neighbourhood. The local councillor and the business community have established a Yonge + St. Clair business development area. New businesses have popped up and there are more to come. Slate Asset Management is in the process of upgrading all four corners of Yonge/St. Clair, with new store frontage and paving materials (NE corner of Yonge/St. Clair), and the NW corner which is presently undergoing changes.

Tenants, who make up over 50% of Deer Park residents, have seen the provincial government introduce new Fair Housing legislation. It protects tenants from dramatic rent increases through new rent controls for all of the province and other provisions, like a new standard rental lease for all Ontario tenants.

The DPRG Board continues to monitor growth, work with our partners on ravine, parks, traffic control and other important issues that affect our daily lives. At our Annual General Meeting (AGM) we will be asking our members to amend our boundaries south to Woodlawn Ave. A Notice of Meeting with the boundary changes will be sent out to all members prior to the AGM. Let me take this opportunity on behalf of the Board of Directors to "thank you" for your support and interest in your community and remember to vote in the provincial and municipal elections in June and October.

John E. Plumadore

Deer Park Resident Group Annual General Meeting

The DPRG Annual General Meeting will be held June the 14th at the Calvin Presbyterian Church, 26 Delisle Ave. Toronto. Registration will begin at 6:30 pm, and the AGM will start at 7:00 pm.

Councillor Matlow will provide a City update.

Presentations by the BIA and "Restoring the Ravine"

Take our survey !

What are your top priorities for local issues in our neighbourhood? Take our quick 5 minute survey and let us know:

<https://www.surveymonkey.com/r/8NJVMSS>

We will use these results to help guide our work as a residents association going forward.

**YONGE +
ST. CLAIR**

Business Improvement Area (BIA)

The Yonge St. Clair BIA was approved by Council Jan. the 31st and the first board meeting took place Apr. the 10th. The area includes the commercial properties on St. Clair from Avenue Rd. to Avoca Ave. and Yonge St. from Woodlawn Ave. to Heath St. The Board consists of a mix of retailers and building owners totalling 13 members, including Councillor Matlow. The first line of business is to put together a master plan for streetscape enhancement. For more information please contact Jessica Myers at jessica@yongestclair.ca

**1417, 1421-1425, 1427 & 1429 Yonge St.
OMB settlement**

The developer appealed the City's refusal of the 42 and then 46 storey proposal for a mixed use building. The DPRG was party to the Ontario Municipal Board

mediated settlement process. We arrived at the hearing to find a new developer (Great Gulf), a new Architect, and a new proposal. The new proposal included many of the objectives for the site that the DPRG had pressed for: an increased sidewalk setback, small parkette on Yonge, a lower podium and a workable rear lane design. A settlement was agreed with the reduction in height of 12 floors. The settlement was approved by City Council. The projected start for this project is mid-2019.

Updating the Secondary Plan for the intersection of Yonge and St. Clair

When the above Yonge St. project was approved, City Council also adopted Councillor Matlow's motion to review the current provisions of the Secondary Plan to provide a better framework for future redevelopment in the area. City staff are finally beginning this work which will, of course, include public consultations. City Council also agreed to hold on approval of new applications while the updates are being developed.

33 Rosehill / 44 Jackes Ave.

A proposal to permit an infill development of a 29-storey residential rental building and a new recreation building has been discussed with tenants and DPRG representatives regarding issues raised about the footprint and size. The City failed to complete its review within the 180-day requirement period resulting in the applicant appealing to the OMB.

Approximately 100 people attended a public meeting May the 1st. A revised proposal was presented trying to accommodate some of the previous concerns. Attendees objected to the revised proposal.

The OMB prehearing date has been rescheduled to Dec. the 11th to allow a directions report to be prepared by the Planning Department in advance of the Toronto & East York Community Council meeting for July the 4th, and then to City Council July the 26th for approval.

South West Corner Yonge & Delisle (1498,1504,1510 Yonge St.)

Slate, which owns all four corners at Yonge and St. Clair, is planning a high-rise tower. Review of the tower will be considered under the new Provincial rules for dealing with applications and appeals so that the City's decisions will have more appropriate weight, and residents' voices will not be ignored.

Ontario Municipal Board is now called the Local Planning Appeal Tribunal

Changes to the Planning Act & Managing Transition, by way of Bill 139: Building Better Communities and Conserving Watersheds Act, 2017 received Royal Assent on December the 12th, 2017. It will reform the land-use planning system in Ontario, creating the Local Planning Appeal Tribunal (LPAT). Changes came into effect once the Bill received proclamation on April 3, 2018.

-Projects appealed to the OMB before December 12, 2017, will stay at the OMB.

-Projects submitted before December 12, 2017, and appealed before April 3, 2018, will stay at the OMB.

-Amending the Planning Act to effectively eliminate *de novo* (*new, start over*) hearings and limit the Tribunal's authority to overturn a municipal decision of a local council or planning authority.

-Shelters certain planning decisions from appeal or severely constricting the basis on which those decisions may be appealed.

-Establishes Local Planning Appeal Support Centres with a mandate of supporting Ontarians in navigating the land use planning appeal process.

Rosehill Reservoir Rehabilitation

February 2018 City Council approved a \$39M budget for Rosehill Park rehabilitation. On April the 30th, construction began with the installation of hoarding and tree protection zones and will last until 2021. The map shows where hoarding will be installed. Hoarding will be installed on the West side of the Park where it is shaded light green (not the white dash lines).



The Rosehill Vision Committee will be working with the project team to refine the park top design and will monitor all preparations for construction in Rosehill Park including the Little Park south of the reservoir.

On March the 19th, a meeting was held to update residents on construction plans and schedules and to provide an opportunity to speak with project staff.

On May the 9th, the first meeting of the Construction Liaison Committee (CLC) was held. The CLC was established to provide community input and advice to city staff for the duration of construction, and will provide an opportunity for representatives of local groups and residents to meet with the City of Toronto Staff. Contact: Kusiak 416-392-1932 kate.kusiak@toronto.ca for more information.

Yellow Creek/Vale of Avoca (Ravine beside Avoca Ave.)

On January the 13th City Council approved the Yellow Creek Master Plan to expand the Environmental Assessment to include bridges, stairs, trails, plant types, and to develop the Master Plan in consultation with a working group made up of two representatives of each of five Residents Groups abutting the Vale of Avoca. This is a five year project.

A privately funded Vale of Avoca Pilot Project has been formed to conduct research at the U of T Faculty of Forestry. It will provide initial steps to the ecological remediation of the Vale of Avoca ravine, focussing on work that can be done now and will contribute to the major ravine remediation project that will follow the Toronto Water Geomorphic study and streambed repair.

Fundraising to date has enabled the working group to hire a Master's student and support three Forestry exchange Masters Students who will work on the project throughout the summer.

Additional fundraising will permit the hiring of additional professional resources for the elimination of invasive species.

Please join the growing list of donors. To donate to the Vale of Avoca Ravine Study at the U of T, Faculty of Forestry. Please make cheque payable to: "University of Toronto", Urban Forest Research-Smith Lab and mail to: Faculty of Forestry, University of Toronto, 33 Willcocks St. Toronto, ON M5S 3J3. ATTN: Dean's Office

The public is invited to participate in eradicating the invasive knotweed plant in the Vale of Avoca on June 16th from 10:00 am - 12:00 pm. Access to the ravine is opposite #20 Avoca Avenue. Walk down the slope to the site. Signage will be at the trail entrance and along the trail to direct any latecomers. All necessary tools and gloves will be provided by the City.

The first step in the control protocol for this invasive species will be to cut back a patch located just south of Rosehill Reservoir, on the west side, downslope of the trail. City Crews will follow up with cutting on any adjacent slopes. The re-sprouts will then be treated by City Crews with appropriate herbicide in late summer or early fall.

Business News

Smart City Sandbox will open in Sept. 2018 in the Yonge & St. Clair area. Launched by IBI, Ellis Don, Slate, Ontario Centre for Excellence, the Weather Network & Ontario Power Generator, the global smart city-themed accelerator, powered by Microsoft technology, is focused on bringing innovative new products and systems to urban environments that improve the quality of life for residents. It's a technology hub that supports small and medium-sized enterprises (SMEs), as well as entrepreneurs and start-ups.

Yonge St. Clair Centre

The skylight replacement has been completed and the coloured glass component will be installed this summer. Work to complete the flooring is underway.

NW Corner (Black Hoarding)

The two floor clear cube is on schedule to be completed in the fall. *Buca* may keep their new food concept a secret until the scheduled late fall opening. Work will start late summer.

SE Corner (Scotia Bank)

Renderings will be presented in June showing the planned improvements to the lower parts of the building. There will be an enhanced TTC entrance and a friendly streetscape.

40 St. Clair Ave. W.

A walkway has just about been finished to connect the park on Delisle Ave. and St. Clair.

Sidewalk clearing of snow and ice is an Election Issue for the DPRG

We mention this matter again. Unless the Mayor supports having City of Toronto core neighbourhood sidewalks cleared by the city, nothing will change. The surrounding core wards already have sidewalk clearing as does Playter Estates and most of Forest Hill. We urge everyone to spend a few minutes and write the mayor to say that this is an election issue to secure votes.

Mayor John Tory, 416-397-2489
mayor_tory@toronto.ca

Lonsdale Rd.

The Transportation Department ran a three-day study and determined that criteria to install speed humps was not met. Speeding was under 10km/h and there had been no speeding accidents recorded over a three year period.

Toronto and East York Community Council determined it would be beneficial to install speed humps, and a local residents poll was taken and passed the threshold for installation. The speed humps will be installed in the City 2019 budget.

Permit Parking

In October 2017, Toronto and East York Community Council (TECC) voted 7 to 2 (2 absent) in favour to direct staff to solicit feedback from residents on the proposal to provide Residential On-street Permit Parking on streets that do not have permit parking in Toronto and East York District. The report is to be presented Q1 2019.

Visit the consultation webpage to subscribe for updates by email and to take the survey:
www.toronto.ca/TEYpermitparking

Currently, the streets identified in Ward 22 for permit parking are:

Bryce Ave., Oriole Gardens (Bryce to Lawton Blvd.),
Deer Park Crescent, Lonsdale Rd., Oaklawn Gardens

Josh Matlow voted against the motion.

Some are of the opinion that this is a money grab for the City that should only be for areas that truly have parking issues.

The streets noted above do not have parking issues. Most, if not all, have parking pads, driveways and garages. Deer Park Crescent and Oaklawn Gardens have

underground parking.

Permitted cars on proposed streets will impede snow clearing, street cleaning and garbage collection.

Currently, no overnight parking (2am to 10am) is allowed on the streets.

Hourly parking will be removed. Hourly parking (10 am to 6 pm) is often used for guest parking for houses on the street. Permit parking will make it impossible for a guest to park and visit street residences.

The proposed amendment to the Toronto Municipal Code Chapter 925.4 is loose and vague. The threshold for approval is only 25% of the residences on the impacted street and the flank streets. The flank streets, which we do not think are relevant, skews the threshold for approval. There is usually a low response to matters such as this.

Power Pole Removal

The redundant poles were scheduled to be removed by the end of April 2018. The last response from Toronto Hydro was by the end of 2018. The hold up is usually due to 3rd party equipment removal on the redundant poles. A revised completion date is expected shortly.

Contact the DPRG, at info@deerparkresidents.ca or mail to: Deer Park Residents Group
PO Box # 69013 St. Clair PO
Toronto, ON M4T 3A1

Support Your Community

Deer Park Residents Group Membership Application

Name: _____

Address: _____

Postal Code: _____

Phone: _____

Email : _____

Volunteer in these areas:

**Cheque or cash for \$20 per household
payable to Deer Park Residents Group**

mail to:

DPRG, PO Box 69013, St. Clair PO Toronto, M4T 3A1