



SAHRA's Comments on the Review of the Avenue Road Avenue Study Recommendations

In December, 2014, once the newly elected Councillor Christin Carmichael Greb had taken office, the South Armour Heights Residents' Association (SAHRA), asked for a status report and action plan for the outstanding Recommendations from the Avenue Road Avenue Study which was published in 2009. 21 recommendations were passed in 2009 but only 7 have been implemented to date...all of which relate to development on Upper Avenue.

At SAHRA's Annual General Meeting in April, 2015, the Councillor advised that she had been unable to obtain status reports/action items on the outstanding Recommendations and that she would therefore put forward a Motion at the May, 2015 meeting asking that the Planning Department do a complete review and report back on their findings by Quarter 4 of 2015.

The Councillor called a Public Meeting on November 12, 2015 at which time Planning (Ben DiRaimo, Amanda Rocchese and Shirin Yazdani) presented a review of the Avenue Road Avenue Study Recommendations implementation status and Zoning By-law 107-2010 amendment.

Executive Summary

Implemented Recommendations (Official Plan/Zoning By-law changes) to allow development	6
Implemented Harmonized Sign By-law	1
Sub-total for Implemented	7
Will not happen (#11, 13, 14 and 20 – parks/greening/traffic related)	4
Will not likely happen (#10, 12 and 19 – parks/greening/parking related)	3
Possibly...but now as part of 250 Lawrence West development negotiations (#7, 8 and 9 – Douglas Greenbelt Ravine)	3
Something may be done...if monies found #15 Street furniture #16 Public art at 'gateway' locations #17 Art on utility boxes #18 More Upper Avenue street signs	4
Questionable as to whether anything will be done	10

The results/statistics suggest that the City has used the Avenue Road Avenue Study process to achieve their desired results for Official Plan/Zoning By-law changes that will allow development on Upper Avenue which in turn means increased revenues for the City. It also suggests that the City has and that they have little intention on following through with any of the 'gives' to the community in return.

Why should the City be allowed to ignore/just close off 4 important recommendations and leave the remaining 10 as questionable as to whether anything will be done?

The Councillor did agree, after several requests by residents at the Nov 12, 2015 meeting to be a champion of the Avenue Road Avenue Study. But what is she going to be championing – the 4 'Will not likely happen', the 3 'Possibly...but now as part of 250 Lawrence West development negotiations' and 4 'Something may be done' items?

The Councillor is quoted in the Town Crier as stating:

"They want to make sure that development happens but that it keeps the village feel of Avenue Road. At the same time, a lot of these recommendations require money, and that money usually comes from development. We've had some development on Avenue Road, but nothing recently that would have been able to pay for some of the outstanding recommendations."

- The 4 'Will not likely happen' need to be reviewed to determine which ones are to be Closed (ie village square park at Dunblaine Avenue) versus those that should be revisited (ie Traffic Study of the area).
- The 3 'Possibly...but now as part of 250 Lawrence West development negotiations' would likely be financed by that development proposal from Section 37 monies.
- The 4 'Something may be done' (#15 Street furniture, #16 Public art at 'gateway' locations, #17 Art on utility boxes and #18 More Upper Avenue street signs) are not major, costly items. One would think that these types of streetscape improvements would be within the City's operating or specially-assigned budgets or would be funded by the utility companies.

This does not support the Councillor's statements to the Town Crier!

In SAHRA's opinion, the City is not meeting its obligations to the agreements reached in the Avenue Road Avenue Study.

The Recommendations beneficial to the City have been implemented but none of the 'beneficial to the community' Recommendations have been.

The Review Report is an attempt to close-off 4 important recommendations, to possibly avoid dealing with 3 recommendations, defer 3 to the 250 Lawrence Avenue West proposal and make the remaining 4 dependent on additional monies being found/allocated.

SAHRA asks Councillor Carmichael Greb and the City to make a commitment to do a serious review of the 14 outstanding Recommendations to define action plans and funding.

We need an estimate of costs and possible sources of funding for the 14 outstanding Recommendations so that we can understand and prioritize the projects to be undertaken and so that we can identify funding sources (possibly Section 37 monies) for same.

One needs to review the assignment of Section 37 monies to properly understand the situation as this is the prime potential source of funding for community improvements. The City is entitled to assess sums of monies that a developer has to pay if they exceed the defined built-form regulations. This money is meant to be used to improve the community in the adjacent area, to make up for the effect the building is going to have on the area. The Councillor and City Council decide where the monies will be allocated. The intention is that the monies should be used for improvements in the adjacent area to the development but the monies can be assigned anywhere within the Ward. The monies are only realized when the Building Permit is issued so there can be a long period of time between the original designation and actual receipt/disbursement.

The following information (as of Feb 14, 2016) summarizes Section 37 allocations for developments in North York that are to enhance the Ward 16 community.

1717 Avenue Road generated \$400,000 In Section 37 monies. The monies were allocated by Council as follows:

- \$250,000 to the Heart Park (1400 Avenue Road)
- \$14,000 to Upper Avenue street signs
- \$64,000 Dog Off Leash Area improvements on Jedburgh
- \$100,000 (includes interest) to capital budget for Woburn Avenue Playground (east of Yonge Blvd) and Cortleigh Parkette (south of Lawrence) – not yet distributed?

Only \$14,000 of the \$400,000 was assigned to the Upper Avenue area.

1684-1704 Avenue Road will generate \$200,000. The monies were allocated as follows but have not yet been received or distributed:

- \$50,000 to Allenby Public School (south of Lawrence) - parents raised the monies in 2015
- \$50,000 to John Wanless Junior Public School - funds were raised by the parents including donations from businesses/realtors in 2015
- \$50,000 to Blessed Sacrament School (east of Yonge Blvd)
- \$50,000 to Ledbury Park

The allocation of these monies should be reviewed and revised.

228 Wilson will generate \$325,000. The monies were allocated as follows but have not yet been received or distributed:

- \$160,000 to capital improvements to Old Orchard Park
- \$165,000 to streetscape improvements in the vicinity of the site

The Old Orchard Grove Residents' Association will have an opportunity to discuss/revise the allocations.

4050 Yonge St will generate \$1,500,000. The monies were allocated back in 2010 at the time that the TTC proposal was being considered for the site but have not yet been received or distributed:

- Upgrades to the existing transit passenger pick-up and drop-off parking area along Old York Mills Road
- Path and trail improvements/connections within the West Don River Valley area adjacent to the site, York Mills Park and York Mills Valley Park
- Parks improvements to Woburn Park (OOGRA area/192K Capital), Brookdale Park (OOGRA /?just done? \$40K Capital), **Douglas Greenbelt (OOGRA)** and the **establishment of a Village Square on Dunblaine Avenue (SAHRA) – Transportation is opposed to this suggestion**

Based on current state and the number of years since these allocations were defined, SAHRA has asked that the allocations be reviewed and revised.

250 Lawrence Avenue West is a new proposal as of 2015; Section 37 monies and allocations have not yet been defined.

We would hope that the area Residents' Associations and other community groups will be asked to participate in the definition of the allocations.

The following table summarizes the Revenues and the Allocations, within and outside of the Wilson to Lawrence/Yonge to Bathurst boundaries:

Site	Total \$	Parks – In Area	Parks – Outside Area	Schools – In Area	Schools – Outside Area	Street -scape	Other Desc	Other \$
1717 Avenue Road	\$400K		\$386K			\$14K		
1684-1704 Avenue Road	\$200K	\$50K		\$50K	\$100K			
228 Wilson	\$325K	\$160K				\$165K		
4050 Yonge St	\$1,500K	\$232K					Drop-off	Not Defined
							Trails	Not Defined
Allocation of \$1,268K not defined in terms of dollar values							Douglas Ravine	Not Defined
							Dunblaine	Not Defined
250 Lawrence	Not Yet Defined						Douglas Ravine?	
Totals	\$2,425K	\$442	\$386K	\$50K	\$100K	\$179K		Not Defined

It is SAHRA’s opinion that there has been an over-emphasis on Parks (which are funded by development in other ways) and Schools. While a Councillor is at liberty to allocate the funds anywhere within their Ward, it is our opinion that the monies should be used, where possible, in the area adjacent to the development site that is providing the Section 37 funds.

Section 37 monies have been assessed for 4 projects for a value of \$2,425,000. Perhaps this money should have been/should be allocated to Recommendations in the Avenue Road Avenue Study for projects within Wilson to Lawrence/Yonge to Bathhurst, rather than to Parks and Schools outside the area.

Should re-allocations be made of yet unspent monies to finance the outstanding Avenue Road Avenue Study Recommendations?

SAHRA asks Councillor Carmichael Greb and the City to make a commitment to do a serious review of the 14 outstanding Recommendations to define action plans and funding.

We need an estimate of costs and possible sources of funding for the 14 identified Recommendations so that we can understand and prioritize the projects to be undertaken and so that we can identify funding sources (possibly Section 37 monies) for same.

The following provides detailed information on the original Recommendations and the 'Review' completed by the Planning Department as presented on Nov 12, 2015 at a Community Hearing

Implemented Recommendations to allow development

The Official Plan, Zoning By-law and Urban Design Guidelines that the City required in order to proceed with development on Upper Avenue were implemented immediately:

1. Amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 2. *(Douglas Greenbelt – amended to Parks and Open Space Areas-Parks)*
2. Amend Toronto Zoning By-law 438-86 as amended, substantially in accordance with the draft zoning by-law amendment attached to this report as Attachment 3. *(Douglas Greenbelt – rezoned from R2 to G)*
3. Amend the North York Zoning By-law 7625, as amended, substantially in accordance with the draft zoning by-law amendment attached to this report as Attachment 4. *(By-law 7625 amendments)*
4. Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
5. Request the Chief Planner and City Solicitor to incorporate the content of the draft zoning by-law amendments cited in recommendations 2 and 3 into the new citywide harmonized Zoning By-law.
6. Adopt the Urban Design Guidelines attached to this report as Attachment 5.

Implemented by Harmonized Sign By-law

21. Direct Building staff to incorporate into the new harmonized Sign By-law, if required, a provision to prohibit new third-party roof signs on the portion of Avenue Road between Lawrence Avenue and Highway 401.

Will not happen

11. Direct Transportation Services staff, including the Public Realm office, Parks Forestry and Recreation Staff to study the **closure of Dunblaine Avenue** at the east side of Avenue Road to create a 'village square' park on the public right-of-way.

Even though local residents were in favour of this recommendation, Transportation Services is not willing to support as there would be significant impact on traffic and area businesses.

13. Direct Transportation Services staff, including the Public Realm office, and Parks, Forestry and Recreation staff to investigate the opportunity to **close Avenue Road access to the laneways** running between Avenue Road and Grey Road on the blocks between Douglas, Bedford Park, and Woburn Avenues, in order to create new parkettes on the Avenue Road frontage.

No Transportation studies to close laneway access. This is a regulated and long process.

14. Direct Transportation Services staff, including the Public Realm office, and Technical Services staff to investigate the opportunities for providing **landscaped areas within the existing painted centre lane medians** on Avenue Road between Lawrence and Wilson Avenues.

Not supported by Transportation Services as Avenue Road is considered a major North/South arterial road. Landscaped medians are difficult/expensive to maintain.

20. Direct Transportation Services staff to undertake an **Area Traffic Study** in the future in the area of Avenue Road between Lawrence Avenue and Highway 401, including residential areas east and west of Avenue Road, and

Transportation Services staff are reviewing existing studies, but there is no plan for a comprehensive study. Transportation is happy to review specific neighbourhood concerns and studies are often required when there are new major developments.

It is interesting to note that these recommendations relate to parks (x1), greening (x2) and traffic (x1) issues.

Possibly...but now as part of 250 Lawrence West development negotiations

7. Direct Parks, Forestry and Recreation and Real Estate staff, in consultation with the Ward Councillor, to continue negotiations to **acquire the portion of the Douglas Greenbelt** adjacent to the sidewalk on the north side of Glengarry Avenue to re-establish a southern access to the ravine park.

8. Direct Parks, Forestry and Recreation Staff to **improve and re-naturalize** the Douglas Greenbelt Ravine.

9. Direct Parks, Forestry and Recreation Staff, in consultation with the Public Realm office, to **improve the small parkette** at the Douglas Avenue entrance to the Douglas Greenbelt, and to consider improving the south side of Douglas Avenue between Avenue Road and the entrance to the Douglas Greenbelt through the planting of trees and creation of a sidewalk on the boulevard.

Will not likely happen

10. Direct Parks, Forestry and Recreation and Real Estate staff, to **acquire the Roe Avenue Bus Loop** should it be declared surplus by the TTC, and create a parkette on the Avenue Road frontage of these lands.

To date the TTC continues to use the loop and it has not been declared surplus.

12. Direct Transportation Services staff, including the Public Realm office, Planning staff and Technical Services staff to **landscape and improve the spaces between the curbs** and the edge of the rights-of-way as the opportunities arise at the following intersections of Avenue Road:

- southwest corner of Bedford Park Avenue
- southwest and northwest corners of Douglas Avenue

- northwest corner of Cranbrooke Avenue
- southwest and northwest corners of Brookdale Avenue
- southwest corner Roe Avenue
- northwest corner Wilson Avenue
- northeast corner Wilson Avenue
- northeast corner Haddington Avenue
- northeast and southeast corners Felbrigg Avenue
- southeast corner Roe Avenue
- southeast corner Deloraine Avenue
- northeast corner Woburn Avenue

Transportation Services and Public Realm have been directed to improve landscape. Work is ongoing when opportunities arise.

19. Direct the Toronto Parking Authority to investigate opportunities for **new public parking lots and underground structures** on Avenue Road between Lawrence Avenue and St. Germain Avenue as opportunities arise with redevelopment of lands abutting Avenue Road.

Toronto Parking Authority is aware of the recommendation, but any new parking lots are contingent on significant new developments arising. As developments arise, parking options will be explored. Parking cash-in-lieu is also a possible source of funding.

These recommendations relate to parks (x1), greening (x1) and parking (x1) issues.

Something may be done...if monies found

15. Direct Transportation Services Staff, including the Co-ordinated Street Furniture Program staff, to incorporate the recommendations of the Avenue Road Avenue Study consultants report into their site plan for the placement of **street furniture** on the Avenue Road sidewalks between Lawrence and Wilson Avenues.

There is a plan but implementation is slow. Opportunities to improve street furniture are assessed and work is slowly ongoing. For example, bus shelters are being introduced and the number of newspaper boxes is being reduced.

16. Direct City Planning Staff, the Public Realm office of Transportation Services and Cultural Service Staff to include in the Public Art Master Plan the intersection of Avenue Road and Lawrence Avenue and the area of Avenue Road south of the 401 as 'gateway' locations that are appropriate for the **installation of public art**.

Street Art is reviewing the recommendation and will be adding this to next year's work plan.

17. Direct City Planning Staff, Cultural Service staff and the Public Realm office of Transportation Services to work with utility companies to create **public art on utility boxes** on the Avenue Road right-of-way between Lawrence and Wilson Avenues.

Will be implemented this fall. Would assume that this is funded by the utility companies.

18. Direct Transportation Services staff to work with the Ward Councillor to place 'The Upper Avenue' name on the street signs on Avenue Road between Lawrence and Wilson Avenues.

To date this has implemented slowly and at times inconsistently. Due to costs signs are only upgraded when needed. \$14K spent on signs from Section 37 monies from 1717 Avenue Road.

The document '**Summary for Section 37 Discussions**' updated in Feb, 2016 provides details on the Background of Section 37 monies, the Section 37 Review Final Report as well as details of the Section 37 contributions applicable to developments within the Wilson to Lawrence/Yonge to Bathurst boundaries.