



Janet DAVIS

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November 15, 2016

From: Councillor Janet Davis

To: Toronto East York Community Council

RE: **Actions to address LCBO Building located at 1009 Coxwell Avenue**

Dear Chair and Committee Members:

In 2016, the LCBO received site plan approval to redevelop a store at 1009 Coxwell Avenue in the "Olde East York Village". The building is almost complete and it is evident that the setback from the street is inadequate, the sidewalk is too narrow and the pedestrian thoroughway is obstructed by a hydro pole and a parking meter. The street has angular parking, with cars overhanging the sidewalk, compounding the problem. While the width of the sidewalk appears to meet the minimal requirements of the AODA, it does not meet the Toronto Green Standard or the City's Vibrant Street guidelines. The current situation is unacceptable and poses safety and accessibility challenges for pedestrians.

The approved site plan for the redevelopment includes a 0.6 metre front setback most of the street-wall, which is the minimum permitted under the former East York and Harmonized zoning bylaw. A smaller portion of the property has a 0.0 metre front setback to accommodate underground utilities and was approved by the Committee of Adjustment.

The front walls of the remainder of the shops on the street are pushed back much further, creating a quaint, pedestrian-oriented, main-street shopping area. The new LCBO stands out like a proverbial sore thumb, and must not become a precedent for future redevelopment.

I have met with City staff and have their support for the following recommendations:

Toronto and East York Community Council direct the Toronto and East York District Director of Community Planning, in consultation with the Deputy City Manager (Cluster B), to:

- 1) Initiate a study of existing zoning within the commercial area on Coxwell Avenue, between Plains Road and O'Connor Avenues, and propose zoning amendments, particularly with respect to front set-backs, in order to preserve the character of the Olde East York Village business area;
- 2) Request and expedite the removal and relocation of the parking meters and hydro pole(s) from in front of 1009 Coxwell Ave., working with the property owner, the LCBO, Toronto Parking Authority and Toronto Hydro to ensure the public realm in front of 1009 Coxwell Avenue achieves the objectives of the City's guidelines and standards;
- 3) In cooperation with the Public Realm Unit and Economic Development Division, review existing and develop new public realm plans for Olde East York Village including options for reconfiguration of the public right-of-way adjacent to 1009 Coxwell Avenue, including possible changes to angle parking and the public realm to increase accessibility, improve safety and minimize the loss of parking spaces, in consultation with local businesses, residents and local Councillors;
- 4) Convene a public meeting(s) in cooperation with the local Councillors to present the results of the above work prior to submitting any zoning, public realm or parking changes to the Toronto East York Community Council.

Sincerely,

A handwritten signature in black ink that reads "Janet Davis". The signature is written in a cursive, flowing style.

Councillor Janet Davis
Ward 31, Beaches-East York