

Swansea Area Ratepayers' Association

Reflecting the interests of the Swansea Community



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Swansea Area Ratepayers' Group

Mr. Mark Grimes, Etobicoke York Community Council, Chair
Rosemary MacKenzie, Secretariat Community Council
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June 4, 2018

Ref: Agenda Item EY31.5 Status Report - Bloor West Village Avenue Study (Ward 13)
Etobicoke York Community Council Meeting on June 6, 2018 in Council Chamber, Etobicoke
Civic Centre

<https://www.toronto.ca/legdocs/mmis/2018/ey/bqrd/backgroundfile-115360.pdf>

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-west-village-avenue-study/>

Dear Mr. Grimes,

Further to the Agenda Item EY31.5 Status Report - Bloor West Village Avenue Study (Ward 13) Etobicoke York Community Council Meeting on June 6, 2018, I am writing to question the authenticity of the Bloor West Village Avenue Study Community Consultation Process and the fact that any recommendations for OPA amendments to the designation of Neighbourhood properties were made by the DTAH Consulting Group.

Further consultation with the LAC Committee as suggested in this Status Report presumes that we can move beyond the lack of consultation on these issues and develop OPA amendments for recommendations on which the community at large was not consulted. We suggest that the anticipated further LAC Committee consultation should include the missing discussions of whether these amendments are appropriate and alternatives that would protect the Swansea and surrounding neighbourhoods. The majority of the designated properties are in Swansea on the south side of Bloor.

The Swansea Area Ratepayers Association (SARA) strongly opposed the suggestion of OPA amendments for the conversion of these Neighbourhood properties as shared personally with me by Allison Reid of the Urban Design Dept. at the Community Consultation meeting of December 4, 2017. Greg Byrne invited William Roberts, SARA Director, and me to participate in a teleconference on the issue and Brent Raymond suggested that we write up our own potential amendments. In all interactions we reiterated the fact that this issue had not been subject to public discussion or scrutiny and insisted again that any such contribution would be written with the intention of keeping these properties in the Neighbourhood zoning with the

intention of enhancing the spirit and principles of the whole Avenue Study. Any suggestion of 'confusion' about the question asked at the Community Consultation is confounded by the conversations after the meeting. We offered this write-up for Neighbourhood zoning of these properties. Copies of these communications from SARA are included at the end of this letter.

Unlike the High Park Apartment Neighbourhood Character Study, The Bloor West Village Avenue Study was not included in this Status Report for review as background information for the Councillor Panel and the Community at large. Fortunately we are able to provide you with immediate access to the original Chapter 13: Implementation of the Avenue Study.

<https://www.toronto.ca/wp-content/uploads/2018/05/9601-city-planning-BWV-13-Implementation.pdf>

These are stated as recommendations coming from the DTAH Consulting Group but Brent Raymond, Team Leader, stated empathically at the Community Consultation of December 4, 2017 that his team would not be recommending the conversion of Neighbourhood Properties to Mixed Use zoning. You will find confirmation of this statement and the interference by the City Planning to reverse this decision and recommendation of DTAH Consultants at this link when you read through all the summaries of the whole Avenue Study.

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-west-village-avenue-study/>

We have here a major concern which impacts the objectivity, transparency and authenticity of the BWV Avenue Study process. It is also prejudicial to amend the Neighbourhood boundaries of a Secondary Plan within the Official Plan with revisions in an Avenue Study describing them as 'minor inconsistencies'. Along with the suggested removal of density designations or limits, these are amendments with major implications for the Swansea Secondary Plan and the Bloor West Village within the Official Plan. The character and quality of life in the Village are in jeopardy!

Yours sincerely,



Veronica Wynne,
SARA/SARG V-P
416-762-3773

Communication Documents from the SARA re the BWV Avenue Study

LAC Nov. 27 and Community Consultation Dec. 4, 2017

The Additional Memo received Dec. 18, 2017

Comments from Veronica Wynne, V-P

Swansea Area Ratepayers Association

These comments are based on the details of the actual presentation and the comments & conversations beyond the presentation with City Planning staff and DTAH personnel.

- 1. Remove the reference to the City Staff revision 'to resolve minor inconsistencies. 20 new properties added' as it appears on page 6 of the presentation.**

Allison Reid of Urban Design approached me during the discussion portion to indicate that the properties on Kennedy/Runnymede, south side, would be part of a mixed-use or enhancement designation. When questioned, there appeared to be a difference of opinion between DTAH and the City as Brent Raymond, DTAH Lead Consultant, said to the whole group that they were **not** recommending describing these properties as Mixed-Use.

With the arrival of the Additional Memo re Boundary Adjustments, there appears to have been direction from City Planning to change this descriptor to Mixed-Use contrary to the recommendation and statement of Brent at our meeting. This is a major concern and impacts the objectivity, transparency and authenticity of the Avenue Study process. The understanding at the outset was that the Avenue Study would be at arm's length from City Planning and independently guided by the expertise of DTAH. This memo leaves me in doubt that we are being well served by City Planning and Urban Design in contradicting the initial recommendations of DTAH.

As these properties currently are situated within the Neighbourhood area of the Swansea Secondary plan, it would be prejudicial to the future calculation of the angular plane and the Neighbourhood zoning definition of the properties to include them as mixed-use or enhancement properties.

It is also prejudicial to amend the Neighbourhood boundaries of a Secondary Plan within the Official Plan with revisions in an Avenue Study describing them as 'minor inconsistencies'. These are amendments with major implications for the Swansea Secondary Plan and the Bloor West Village within the Official Plan.

2. Calculate the rise of the angular plane based on its historic particular measurement

The current measurement of the Angular Plan rise is 10 metres – 4m for the retail storey and 3m X 2 storeys = 10m. If you are recommending a 4 storey rise measurement, the calculation should be as follows: 4m for retail storey + 9m for 3 further storeys of 3m each. The retention of the 45° angular plane is commendable. To alleviate the slab effect for the Neighbourhood to the south, setbacks at the second or third floor should be considered.

3. Embed the requirements of Hydrological Studies as part of every development with the emphasis on testing soil and underground water conditions with the intention of investigating their impact on the adjacent 100 year old neighbourhood homes. This study should prohibit the building of underground parking as per the directives of these studies.

During the process of approving and appealing the development of the Southport Plaza, 34 Southport Street, we were advised by City's Planning and Legal departments that

there were really no absolute guarantees against damages even with Bathtub technology. When asked what the community could do in the event of damages as a result of digging for underground parking under these adverse circumstances, the City lawyer's answer was that we would have to sue both the City and the Developer!

Better to be sure than sorry. Do not allow for underground parking in developments adjacent to neighbourhoods and 100 year old residential homes.

4. The City should buy the ESSO gas station on the south-east corner of South Kingsway and Bloor to resolve the traffic nightmare at this intersection with Riverview Gdns – As suggested by Transportation Staff at this particular station during the Community Consultation Meeting.

When asked what would resolve ultimately the traffic nightmare at the South Kingsway-Riverview Gdns-Bloor-Mossom intersection, the answer from the Transportation personnel was 'Buy up the Esso Station'! As another recommendation of the Avenue Study was to create more Green Space opportunities, this purchase could address both needs to the betterment of the Village and neighbourhood communities.

These amendments and revisions are presented in the interest of the betterment of the Village and adjacent neighbourhood communities and maintaining the integrity of the Avenue Study process.

Sincerely,



Veronica Wynne
SARA/SARG V-P
416-762-3773

Attn:

Brent Raymond, DTAH Consultant
Greg Byrne, City of Toronto Senior Planner
Allison Reid, City of Toronto Urban Design
Councillor and Consultants on the Avenue Study
March 26, 2018

Suggested OPA Amendment as per our Teleconference January 4, 2018
Site Exemptions for 130 Kennedy Avenue and 121 Runnymede Road to remain within the Neighbourhood boundary of the Swansea Secondary Plan

Provided that:

- A minimum 7.5 m from the adjacent Neighbourhood properties on the south side yard of each property is used for soft landscaping.
- Part of the setback adjacent to the Mixed Use lands may be used for a public walkway and public lane; then such lane or walkway may impinge into the 7.5 m setback provided a minimum of 3 m soft landscaping is maintained adjacent to the south lot lines.

Then:

- If these sites remain within the Neighbourhood designation, then there may be a transfer of density only to the adjacent Mixed Use area to the north of said lands.

Sincerely,

Veronica Wynne, SARA/SARG V-P

William Roberts, SARA/SARG Director