

Mount
Dennis
Community
Association

55 Sunnybrae Crescent
Toronto, Ontario
M6M 4W6

EX 18.2.14

October 25, 2016

To: City of Toronto Executive Committee

Re: Adjusting Boundary between Wards 11 and 12

EX 18:2

Our Association is requesting that as part of its Ward Boundary Review process, City Council change the boundary separating Ward 11 from Ward 12. There is a 2.1 km stretch of boundary along the rail corridor which needs to be moved further east to reflect the realities of life in our part of Toronto. Figure 1 shows our preferred re-alignment option.

In terms of voters, the impact will be minimal. There is no residential use at all in this area, most of which is a designated Employment Area with industrial and quasi-industrial or commercial land uses.

Since amalgamation, the rail corridor has separated Ward 11 from Ward 12 south of Jane Street, but this division has never squared with the realities on the ground.

The realities are that the industrial area east of the rail tracks and north of Eglinton has always had a symbiotic relationship with Mount Dennis, and minimal connectivity with the rest of Ward 12, from which it is separated by the Black Creek Valley including Black Creek Drive. Many of the homes in Mount Dennis were built in response to the arrival of Kodak Canada during World War I, and our neighbourhood functioned as a sort of "company town" through much of the Twentieth Century. The properties adjacent to Kodak only became marketable for industry once the Ray Avenue railway underpasses connected them to Weston Road and Mount Dennis. The industries in these areas, and their employees, historically did their banking and most of their shopping on Weston Road in Mount Dennis.

Of course, things changed towards the end of the Twentieth Century, but the sense of connection remained. When Kodak closed and a community Network was set up to create a direction for the area's future, it was Mount Dennis residents who played the most prominent roles. The MDCA played a central role in persuading Etobicoke York Community Council not to demolish the Kodak Employees Building. Our residents strongly opposed plans for a shopping centre on the former Kodak site, and supported the proposed LRT Maintenance and Storage Facility. The residents who showed up at a public meeting about building a gas station on the No Frills site, and another about plans for a nearby electronic billboard, were mainly from Mount Dennis. MDCA also played a significant role in the design consultation process for the new Recreation Centre, and recommended its final name. For the past few years, MDCA's thrice-annual community newsletters have gone into every mailbox in this area, and No Frills and LEF (both part of this area) have been frequent advertisers in those newsletters. Most of Mount Dennis Station will be in what is now Ward 12, and the City's own draft "Mount Dennis Community Energy Plan" includes the Employment Lands area.

Tellingly, in almost all discussions about issues in this area over the past decade, Councillor Nunziata has acted jointly with Councillor DiGiorgio and played at least as prominent a role, in recognition of her constituents' concerns.

MDCA has spoken with both Councillor DiGiorgio and Councillor Nunziata, and neither one objects to our proposed Ward boundary change. None of the localized community groups in Ward 12 includes the area in question within its boundaries. The Ward 12 Community Alliance, which represents "all 5 neighbourhoods" within the existing Ward, has not yet had a chance to formally consider our proposal, but MDCA has worked collegially with them in the past and has no reason to expect that they will oppose it.

Preferred Boundary Option

MDCA's preferred new boundary, shown in **Figure 1** (detail in **Figure 1A**), is the same as the boundary used by our Association. Its north-west edge is based on the geographic reality of a clear division between properties accessed from Industry Street and Ray Ave. (on the tableland beside the rail tracks) and those on the northerly downslopes accessed from Trethewey Drive. This boundary also approximates the former boundary between the City of York and the City of North York in this area.

From Weston Road north to Trethewey Drive, our recommended boundary follows Black Creek (the river, not the road). It then turns left (west) on Trethewey Drive to the point where it joins Todd Bayliss Blvd. From that point it follows the boundaries between Trethewey (former North York) lots and Ray-Industry (former York) lots. Finally, it rejoins the rail corridor alongside the TTC bus garage and follows it north to Jane Street.

We are recommending this boundary because we believe it is the best representation of the (current and future) realities of our area, as well as for its historic continuity.

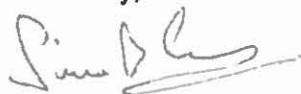
Alternative "Simple" Option

When the above was presented to the City's consultants, they deemed the north-west segment unacceptable since it follows property boundaries rather than something more definitive like a railway, river or road. They suggested the boundary be adjusted to follow Trethewey Drive north to Jane Street. This would shift several hundred homes from one ward to another. It would be seen as an unwelcome last resort by our Association, and deemed unacceptable by the local councillors.

There is an intermediate, simpler option shown in **Figure 2**, which looks clearer on the map but does not work so well on the ground. This would follow Trethewey to the straight-line boundary which separates industrial properties from residential ones. It is also the boundary used in the City's Official Plan to delimit Employment Lands in this part of Toronto. It would have the effect of transferring an extra three (relatively large) industrial properties, all accessed from Trethewey Drive, from Ward 12 to Ward 11.

We request that you adopt the Figure 1 Preferred option. If that is unacceptable, please approve the compromise Figure 2 "Simple" option.

Yours truly,



Simon Chamberlain, Secretary,
Mount Dennis Community Association

Figure 1 Shading shows proposed transfer between wards



200 m

Mount Dennis Community Association area boundaries

Figure 1 A



Proposed Ward Boundary Change – MDCA Preferred Option (Detail)

- Rest of new east/west boundary to follow Black Creek (river) south to Weston Road

Figure 2



Proposed Ward Boundary Change – Simple Option

- NOTE: Draw the Line consultant prefers Black Creek / Trethewey / Jane / Rail Track