



THE ANNEX RESIDENTS' ASSOCIATION

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July 7, 2025

Toronto East York Community Council
City Hall, 100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of Toronto East York Community Council

Re: 2025 TE 24.5: 126 -130 Avenue Road Zoning By-law Amendment Application Decision Report - Approval

The Annex Residents' Association (ARA) is the oldest residents' association in the City. Our catchment is from Avenue Road in the east to Bathurst Street in the west and from Bloor Street West in the south to the CPKC tracks along Dupont Street to the north. The subject site, 126 -130 Avenue Road, falls within our catchment.

We have reviewed the May 8, 2025 application for 126-130 Avenue Road (the Flower Shops) filed by WND on behalf of Taheri Development Inc. for an 11 storey 60 unit building. This is a re-submission of an application dated March 6, 2023 which proposed 55 units, and retained portions of the heritage buildings along Avenue Road, on which we provided comments.

The subject site is on the west side of Avenue Road on the north west corner of Bernard Avenue and falls within the East Annex Heritage Conservation District. The original application retained the two existing buildings. The re-submission proposes the demolition of the existing buildings.

The sidewalk on the west side of Avenue Road falls below the City's minimum width of 2.1 m which is inappropriate for a designated Great Street and establishes unsafe conditions for pedestrians with respect to crowded conditions of the travel path.

Heritage

The initial Heritage Impact Assessment (HIA) stated it was important to retain the heritage buildings along Avenue Road because they were important to maintain the streetscape character of Avenue Road. The site is designated under Part V of the Ontario Heritage Act as part of the East Annex Heritage District (HCD). The new HIA recognizes the site's value as a corner property providing appropriate transition between the residential character of the HCD and the commercial arterial character of Avenue Road, however 'at the City's request, this application proposes to remove the existing buildings to improve the public realm'.

City Planning is setting a precedent which trades permanent demolition of a heritage asset for a .59m wider sidewalk that could be achieved otherwise. This trade off will continue northward along Avenue Road and on other streets throughout the City.

Retaining the character and intent of the HCD can be achieved by relocating the east wall and portions of the south wall to widen the sidewalk along Avenue Road. Although, not ideal this would preserve and retain the values identified in the HCD.

Streetscape/Public Realm

Minimal efforts have been made for streetscape and public realm improvements. It also appears that the preservation of the City owned pocket park on the north west corner of Bernard and Avenue Road has not been considered. This area is now where the garbage bins are to be located twice each week for pick up.

There is little landscaping along Avenue Road and bicycle racks front the length of the retail frontages. These can easily be relocated to space at the rear and replaced by landscaping appropriate to Avenue Road. The drawings are inconsistent with the renderings in the application. The intent must be clarified.

We have been advised by the developer that the hydro line may be buried. This standard should be required to be consistent with other developments. Other developments such as Pears on the Avenue (south west corner of Avenue Road and Pears Avenue), the Tribute development (north west corner of Avenue Road and Davenport Road) and the three Mizrahi Davenport Condominiums on Davenport Road all have made improvements to the public realm.

Garbage Pick - up

By not exceeding 60 units the developer is taking advantage of generic policy changes that remove the requirement for class G loading infrastructure. The application proposes curbside pick up from Bernard Avenue. The Class C proposal is inadequate for a building of this scale. Twenty-five 95 gallon bins are proposed to be located adjacent on public space within the right-of-way. These types of bins are typically placed in the afternoon before pick up and retrieved during the afternoon of the following day or later if pick-up is delayed. Pick up for a building with this number of units will occur twice each week. The stench of garbage during the heat of the summer will be unbearable and unsanitary. Who will want to sit in the exterior seating area of the proposed café located adjacent to garbage pick-up? During winter the sidewalk will be impassable. The City should not permit use of the Class C system for buildings of this scale. Use of the Molok garbage system should be considered if class G loading infrastructure cannot be provided on this site and throughout the City. During a meeting with City Planning and the community, the Developer agreed to consider this option.

E- commerce

Bernard Avenue is a narrow one-way street eastbound. No adequate provision on site has been planned for internal deliveries/pick-up and drop off. Multiple deliveries will block traffic from the neighbourhood and prevent cars to exit from the proposed development. The delivery vans typically park on the boulevards and sidewalks.

Public Lane

There have been discussions with Planning to extend the laneway from Bernard Avenue to Davenport Road. This option to create a City lane from Tranby to Davenport on the west side of the subject site should be protected.

We urge you to refuse Motion 2025 TE 24.5 as proposed until the issues described above are resolved. Suggesting that resolution might be found through site plan discussions provides no guarantee of success. The resolutions should be embodied in the proposed by-law or alternately in a letter of undertaking from the developer to ensure commitment of the necessary improvements identified above to the project.

Henry Wiercinski, Chair
Planning + Development Committee, Annex Residents Association