



# The Annex Residents' Association

**ANNUAL GENERAL MEETING**  
**Thursday, April 28, 2016 at 7:30 p.m.**  
**Church of the Messiah, 240 Avenue Road @ Dupont Avenue**

## **AGENDA**

- Welcome Members and Guests
- Approval of Agenda
- The Honorable Chrystia Freeland, MP, University – Rosedale
- Minutes from 2015 AGM
- Chair's report – David Harrison
- Financials – Liz Rankin, Treasurer
- Report from the Nominating Committee  
and Election of the 2016 – 17 Board of Governors – Lynn Spink
- Committee Reports:
  - Planning and Zoning Development Portal - Edward Leman
  - Bikes on Bloor update - Albert Koehl
  - *TreesPlease* web portal – Terri Chu
  - Rail Safety - Henry Wiercinski
- Councillor Joe Cressy: Ward 20 update
- AOB
- Adjournment

**Annual General Meeting  
Thursday April 30, 2015 at 7:30 p.m.  
Friends' House, 60 Lowther Avenue  
DRAFT MINUTES**

**1. Welcome members and guests**

Chair, David Harrison called the meeting to order and welcomed members and guests and introduced Mayor Tory, our guest speaker.

**2. Mayor Tory: “150 days and counting”**

The mayor started off his talk by saying that he had 1300 more days to go!  
He further shared some of the following ideas and statements with the audience:

- Cities are for people not cars. He takes the subway every morning.  
As a Mayor you are privileged to a dedicated Civil Service staff working with you.  
There seems to be a lack of a sense of urgency about affordable housing. The City is over- budget on so many issues, including affordable housing. People in the world admire us for the way we live together, how as a City we are embracing diversity and are tolerant of all faiths. He gave the example that as a refugee from Uganda you can go to the Y and get the help you need. Public Transit is about connecting people. He believes in keeping taxes affordable. Attracting jobs to the city is important.
- Doesn't believe that the city should be in the housing business. The Government has an important role to play. It seems that the city is under siege by developers but he will not comment on individual developments.  
Mayor Tory feels that development should be compatible with the surrounding neighbourhood.  
However, mid-rise development is often still seen as a problem. For high rises there is no emergency response possible.

Tim Grant, Chair of the HVRA asked the Mayor what he thinks of the lack of planners.  
Mayor Tory responds that last year positions were filled and there are 6 more being hired. He further commented that Heritage Preservation now has full complement of staff, but it shouldn't take three or four years for a project to get completed.

Mimi Fullerton remarked that the OMB is a nightmare and that Planners spend too much time to work on OMB cases. Are there plans to move away from the OMB. We need some kind of appeals body. A discussion about the nature of the OMB vs. local appeal bodies that can make responsible decisions ensues.

**3. Approval of the Agenda and Minutes from the 2014 AGM**

The Agenda and Minutes were approved.

*Mimi Fullerton/Natasha Gromoff-Kramer*

**4. The Chair's Report.**

David Harrison referred to the written report that was distributed. He acknowledged the presence of Tim Grant, Chair of the HVRA.

## 5. Approval of the Financial Statements.

Liz Rankin, Treasurer, presented the Financial Statements for the fiscal year 2014.

That the Financial Statements for the fiscal year 2014 be accepted as presented.  
*Joe Cressy/Elizabeth Whelan*

## 6. Report from the Nominating Committee and Election of the 2015 - 2016 Board of Governors

Jim Jacobs, chair of the nominating committee, presented the new slate.

That all those nominated be elected to hold office for the 2015 – 2016 ARA Board.  
*Jim Jacobs/Henry Wiercinski*

## 7. Committee Reports

- Trees Please – Michael Low gave an overview of phase 4 of *TreesPlease* and indicated next steps.
- Cycling update – Albert Koehl: Since 2011 policy for Bike on Bloor. Toronto Public health found that bike lanes were the “*Active no.1 priority.*”
- Heritage – Sandra Shaul showed a Spadina Road picture with only two lanes of traffic.
- Rail Safety – Henry Wiercinski introduced the Rail Safety First Coalition of RAs. The goal is safe, transparent and accountable rail. Campaign will be launched shortly.

## 8. Ward 20 Update by Councillor Joe Cressy

Councillor Cressy mentioned following issues:

- Planning and Development: ToCore planning study raised two questions 1/ How much development can the downtown handle and 2/ What social infrastructure is needed to handle that density.
- Affordable housing. Remains a core issue for the City.
- Four Corners working group is working hard on the study of the developments at Bloor/Bathurst. Defining a vision and establishing a planning framework
- Heritage: Madison HCD. Establishing a Heritage Conservation District helps to manage growth. The City is working hard with the Chief Planner to also address heritage in the West Annex.
- Friends of Bikes on Bloor: Schools and BIAs are involved.
- Great news in our neighbourhood: 54 new beds for LBGTQ youth will be set up in the Annex. at Walmer Road.
- New park in the Annex along the rail corridor is being considered.
- Status of development at 316 Bloor Street for a 42 storey building is being reviewed.
- 300 Bloor - BSU the plans have been pulled back. Councillor Cressy gave a brief overview of the work being done on this project with the working group, including various development possibilities.
- Speed limit for Annex streets will be changed from 40 km to 30 km/hour starting June 13.

**9. Any other business.** A discussion about tree protection during construction periods on residential streets when space is at a premium ensued.

**10. Adjournment: 9:20 p.m.**

## **Annex Residents' Association Annual Report 2015 – 2016 Apr 28, 2016**

### **Chair's Remarks**

David Harrison <mailto:chair@theara.org>

Thank you all for coming tonight. And welcome to the Church of the Messiah which is the most north-easterly point of the Annex. The Annex covers the area from Avenue Rd to Bathurst and from Bloor St up to the CP tracks. We have more than 15000 residents in our neighbourhood. We have been inspired by the location of this AGM to move future AGMs around the Annex so as to be available in various parts of our very large geography.

Well, we have had a very busy year in Toronto, and civility returned to our City Hall just in time. With so many important issues confronting Toronto it was vital that more mature discussions occurred. So, we thank our Mayor, John Tory, and our Councillor, Joe Cressy, for representing us so well over the past year. Also, Joe Cressy's staff and in particular Colin Burns who has been most available for us to consult with and to handle the many issues that occur from time to time. As of the federal election of last October we became part of the new federal riding of University-Rosedale and welcomed Chrystia Freeland as our new Member of Parliament. Now Minister of International Trade, we are very pleased to have her with us tonight and will be sharing her ideas with us a little later.

Our work at the ARA during the past year has included a strong focus on planning and development [so as not to devalue the work of people like Sandra]. After a fairly quiet period over the last few years the Annex was faced with myriad [people always use "myriad" improperly] development proposals around the edges of our ward. From the continuing review of the Honest Ed's site to 316 Bloor St then all along Dupont and over to what we refer to as the Davenport triangle (Dupont, Bedford and Davenport) and shouldered by the planned new development at 250 Davenport, we became somewhat overwhelmed but the amount of development activity we needed to be on top of and participate in.

As a result of so much activity, our Planning and Zoning Committee designed and installed a sophisticated new Planning Portal which is available for our members to access on our website to stay up to date with all this activity. I would like to express special thanks to Edward Leman Co-Chair of the Committee for having the fortitude and insight to bring this portal to life.

We have recently had some success in helping minimize development proposals along Dupont and as a consequence on the Dupont Visioning Study, an ARA initiative, the City was able to conclude successful mediation with three of the development groups and more or less get agreement to heights and densities which were proposed in the study. There is one hold out group at the Wynn Brothers site in partnership with the Freed group and we expect this to go to the OMB for initial meetings in the late spring.

Close by here, the number of potential developments in the Davenport Triangle has grown and caused the residents to form their own interest group The Davenport Triangle Residents Association, DTRA, and we are working very closely with the group to design strategies for negotiating with the City and the developers. Our aim is to minimize the effect on the existing residential structures and the rather fragile Designers Walk Lane which is proposed by all developers to be integral to the movement of people and automobiles at their buildings.

The City is to come back with recommendations for the lane and traffic considerations but the work has yet to begin. We fear that time will run out and developers will start registering appeals to plead their case to the OMB.

We discussed 316 Bloor Street West, a proposed 42 story condominium project, at last year's AGM. Clearly we object to the height and density and we continue to work along with Huron Sussex, HVRA, the City and the Developer to try to find a more suitable solution for the site.

The Bloor Street Visioning Study provides a framework for development along Bloor and the current zoning allows much less height than is being requested. The Bloor visioning study does not define specific heights but indicates lowering between the major intersections. Presently, City planning is preparing a Bloor Block Study which will give further granularity? to the planning expectations for the area from St George to Walmer. A public meeting will be held next month to present their recommendations. None the less, the developer has filed an appeal with the OMB and the first meeting is planned for June 30 given the time that has elapsed since their original application ( November 2014)

The proposal at the Honest Ed's site has been well publicized and is a good example of a developer trying to work with the community to find an acceptable building solution plan? In this connection, the ARA worked with the Palmerston Residents, Seaton Village and Harbord Village to help the developer, Westbank, find an agreeable path. There are still many issues to deal with but we do not presume any of this will end in a fight.

It is remarkable how many people in the neighborhood volunteer their time to help in the messy business of City Building. Another success in the OMB mediation process is Central Tech issue. Nobody got all they wanted but a better solution and compromise was found. While there still appear to be property tax issues for the developer there is every indication that the renovated field should be open this September. Hats off to Harbord Village and their confreres at Palmerston Residents for their dogged attention to this.

Rail safety is an issue that has moved far up on the priority list of municipal concerns. As you know the entire north edge of the Annex is the CP rail line and the community here and those all along the CP line across the country have heightened fears following the many rail derailments over the past two years. The ARA, through director Henry Wiercinski, has made great strides in forming a coalition of communities which are working with all levels of government to find a safer way to transport dangerous goods on the rails. Mayor Tory and the Council have been focused on this issue and recently communicated our concerns to Minister Garneau. Last night a community meeting was held in the Annex to discuss these concerns.

On brighter notes, our *TreesPlease* project has been completed and we now have mapping of all the trees in the Annex and this data is available on our website. We are working with the City to plan improvements to the Huron Parkette.

We are currently in the middle of a membership drive and are hoping to deliver material to every home in the Annex encouraging new members. We know that many residents mean to join or indeed think they joined in the past but life gets in the way and good intentions fade away. So, I would ask that every one of you here tonight encourage your neighbours to join the association. The greater our membership the stronger our voice and the more success we can achieve.

As to heritage and Preservation, the work of our committee under Sandra Shaul to complete the Heritage Conservation District status for the balance of the Annex is finally paying off. We already have such status in the East Annex from Avenue Road to Bedford. We received Council approval to complete the Heritage plan for Madison Avenue and in the background work to make this happen has already been accomplished. The studies can be found on our web site. Unfortunately there have been three appeals to the adoption of this plan and these will be heard shortly. We hope that the heritage designation will go ahead.

And, for our many residents who get around by bicycle, it appears that the Bloor Street bike lane test will finally be realized this summer. There was a meeting of the Public Works and Infrastructure Committee at City hall last Monday and we are hopeful that the test will be given the green light. Albert Kohl deserves recognition for pushing hard to get this accomplished.

We had another great Corn Roast last fall and at the end of June it will be time for the Bloor Street festival. This is held under the auspices of the Bloor BIA who do a great job. And, of course, the Borden Farmers Market continues to be an Annex favourite. This year, weather permitting, the market will start in early June.

Thanks to all of you who helped the ARA to deliver on our mission, which is to maintain and improve the quality of life in the Annex. This coming year will be full of challenges and we would ask all of you to help in any way you can. New members are always welcome and are the lifeblood that secures our legitimacy. So, ***please encourage your neighbours to become members of the ARA.***

Thanks to all those who have served on the ARA Board and Committees. We will be saying farewell to David Butler and Jake Tobin Garrett from the Board but both have agreed to stay close by and be available for other involvement. And remember we have many committees and all members are very welcome, indeed encouraged, to participate

Thank you all,  
David Harrison

## **SLATE of NOMINATIONS FOR THE BOARD OF THE ANNEX RESIDENTS' ASSOCIATION 2016 – 2017**

### **Returning Board Members**

#### **1. Rita Bilerman – Lowther Avenue Membership Secretary**

Rita has been living in the Annex since 1994. She lives with her husband David and their 2 sons. She currently is the ARA's Membership Secretary and sits on the Planning and Zoning Committee. Besides her involvement with the ARA, Rita volunteers in the community and with political campaigns, generally organizing and fund raising. She has a background in environmental sciences as well as a financial one and holds the CFA designation.

#### **2. Terri Chu – Albany Avenue**

Terri founded the symposium 'Why Should I Care?' She has long been an active organizer of the Bloor-Borden Farmers' Market, and involved in many neighbourhood issues.

Annex Residents' Association AGM April 28, 2016

### **3. Robin Clarke – Pears Avenue**

Robin has been a member of the ARA for about 11 years. He lives in the north east quadrant of the Annex, on Pears Avenue and has been active on several projects with the ARA and the ABC on the east side of Avenue Road. He is an award winning design architect and has practiced in Toronto as a Principal in several major architectural firms since 1967. His portfolio includes projects such as Royal Bank Plaza, many Four Seasons hotels and the Ritz Carlton Hotel, downtown. Much of his work is with the development community and he is familiar with the design and approval process. Most recently, he participated in the Dupont Street Visioning Study. He is a firm believer in responsible dialogue between builders, neighbours and authorities in developing a dynamic and attractive urban environment.

### **4. Micky Fraterman – Brunswick Avenue Secretary and Communications**

Micky has lived in the Annex since 1997 and has been on the ARA board off and on since 2000 after having been a member of the Annex Home and Garden Tour committee. She sold ads for the Voice of the Annex and became the ARA Secretary in 2008. As a member of the Communications Committee she is the Association's webmistress. She is on the steering committee of an "Out of the Cold" homeless shelter. Micky is a board member of the First Narayever Congregation (synagogue) on Brunswick Avenue. Most recently she was Communications Manager of the former Canadian Association of Food Banks, currently Food Banks Canada.

### **5. Natasha Gromoff-Kramer – Huron Avenue Police Liaison/Community Safety/BIAs**

On and off the ARA Board for almost 20 years, Natasha has been active with various projects of the Association including the Fall Fair, the Annex Home and Garden Tour and Book Sales. She has set up 3 Neighbourhood Watch Programs and has been the Police Liaison Representative for the Annex, Division 14 and 53 for the past 11 years. In addition to reporting to the community through monthly reports on policy activity, Natasha's involvement includes police events, such as Open House, Police Week and Town Hall meetings. Her other volunteer involvement focuses on organizing a group of people for the Mayor's Clean-up Day, the Bloor-Borden Farmers' Market and Ecology Park Community Garden. Natasha is a retired ACTRA employee and still works when needed.

### **6. David Harrison – Bedford Road CHAIR**

David Harrison has been an Annex resident, on and off, for over twenty years with his wife Erica Fischer. He has been ARA director since 2007 and is currently Chair.

Active over the years in community and political organizations, he was on the Board of the North Rosedale Ratepayers Association from 1997 – 2004. David is a businessman and investor and holds the position of Chairman for PHD Canada, a leading media management firm.

### **7. Christine Innes – Walmer Road**

Ongoing member of the ARA, Christine was a founding committee member of the Bloor-Borden Farmers' Market a strong supporter and advocate for a number of community organizations, including starting the ARA's annual community corn roast. She is the mother of 4 children, ages 14 - 24 and a lawyer. She practiced law for 14 years (as a commercial litigator) before returning to public service. She is currently Chief of Staff to Ontario's Minister of Citizenship, Immigration and International Trade.

### **8. Jim Jacobs – Albany Avenue**

Jim has lived in the Annex since 1968. Now retired, he ran a small business for about 20 years. He volunteers at the Bloor-Borden Farmers' Market.

### **9. Albert Koehl – Howland Avenue Vice-Chair, ARA and Chair, Traffic and Transportation**

Albert is an environmental lawyer, cycling advocate, and happy resident of the Annex. Albert is Vice-Chair of the ARA.

### **10. Edward Leman – Prince Arthur Avenue Co-Chair, Planning & Zoning**

Edward Leman is an urban planner, and President of Chreod Ltd., consultants on urban and regional development. He has led consulting projects on metropolitan development issues in more than 110 cities in North America and Asia. He is a Senior Fellow of the Global Cities Institute at U of T. Edward spent his teenage years living in the Annex. On returning to Toronto eight years ago, he moved back to the Annex with his wife Dilys (writer and editor) and youngest daughter Oriana. Edward is Co-chair of ARA's Planning and Zoning Committee, and joined ARA's Board in February of 2010.

### **11. Michael Low – Howland Avenue**

Michael and his family (wife Mary and daughter Maya) have lived in the Annex for the past 11 years. He has been involved with the ARA since 2006 and was one of the co-founders of the TreesPlease group caring for and inventorying our urban forest. Currently active in the Parks and Trees Committee focusing on Heritage Trees and education in the community

regarding our urban forest.. He is also passionate about cycling. Michael is a CPA, CFP and Wealth Manager with Raymond James Ltd. serving clients in the Annex and Harbord Village communities.

#### **12. John McGrath – Brunswick Avenue**

##### ***Chair, Communications***

John has lived in the Annex for the last 19 years, and was on the Board of the Annex Residents' Association during 2005 and 2006. He retired from CBC to begin a new career in strategic communications. John has been re-engaging with his community as chair of communications of the ARA.

#### **13. Meg Gardner – Albany Avenue**

Meg Gardner and her husband Steve have lived on Albany Avenue, just south of Dupont, for over 13 years. Although her three active boys regularly outpace her, she finds the time to work from home part-time and Chair the annual Picnic for the Arts fundraiser at Huron Street Jr. Public School. The daughter of a small town US ex-Mayor, being involved in community is in her DNA.

#### **14. Alex Speigel – Brunswick Avenue**

Alex Speigel lives in the Loretto on Brunswick Avenue. An architect and developer with a strong focus on sustainable design and contextual development, Alex serves on the P&Z committee. He is a partner with Windmill Developments providing advisory services and initiating development projects in Ottawa, Toronto and Hamilton based on a triple bottom line: people, planet, prosperity.

#### **15. Ko Van Klaveren – Albany Avenue**

##### ***Co-Chair, Planning and Zoning***

Ko has lived in the Annex since 1982 and is the Co-Chair of the Planning & Zoning Committee and Member of the Board. He is involved in the ARA because he cares about the quality of life and the built form of the neighbourhood in which he lives. Ko is an Architect with Stantec Inc., Toronto.

#### **16. Josh Fullan – Bedford Road**

Josh is a longtime Annex resident, sitting on Planning & Zoning Committees for the ARA. He is the Outreach Coordinator at the University of Toronto Schools, the Director of Jane's Walk School Edition, and the founder of Maximum City, a social enterprise offering educational programming and public consultation.

#### **17. Terry Montgomery – Albany Avenue**

Terry Montgomery is a relatively new resident of the Annex, having moved here in early 2007. He is a strong advocate for this great Toronto neighborhood and is keen to ensure that it thrives and adapts to the changing urban context without compromising its quality and livability. Terry is a founding partner of Montgomery Sisam Architects, a Toronto practice which has played a central role in the redevelopment of many new Toronto communities including the Queen Street site for CAMH, Rivertowne at Dundas and the Don River as well as the Pan Am Village for the 2015 Pan Am Games, next to the Distillery District.

#### **18. Liz Allen Rankin – Wells Street**

##### ***Treasurer***

Liz Allen Rankin moved to the Annex in 2008 after living 25 years in the Beaches. She is currently the ARA Treasurer as well as a past member of the ARA's *TreesPlease* Project Committee. Liz loves the diversity of the Annex, its community-feel and vibrancy. A CPA/CA by training, she was until recently the volunteer Treasurer and Director of a registered charity. She has three grown children.

#### **19. Henry Wiercinski – Chicora Avenue**

##### ***Vice-Chair***

Henry Wiercinski has been an Annex resident for about 25 years. A graduate of Queens University, he has practiced business law in Toronto since 1975 with a focus on financial services, structured products, project finance and infrastructure. Henry is a member of the Infrastructure Committee of the Toronto Board of Trade and Vice-Chair of the Advisory Committee to Metrolinx reporting on progress made on The Big Move, the regional transportation plan for the Greater Toronto and Hamilton Area. He is vice-chair of Rail Safety First, a coalition of residents and business improvement associations that advocates for safe, transparent and accountable rail. Henry has been serving as Vice-Chair of the ARA since last year.

#### **20. Lynn Spink – Albany Avenue**

Lynn moved to Albany Avenue in the early 1970s, when she worked for Pollution Probe at the University of Toronto and then for the City of Toronto Planning Board. She's active on many community projects and is the ARA's liaison with Toronto's Film Office.

### **21. Polly Wells – Admiral Road**

#### ***Chair, Parks and Trees***

Polly is the chair of Parks and Trees and co-chair of the TreesPlease subcommittee. She has worked for many years in television production and is the mother of two teenagers. She likes gardening and biking in the Annex, and watching documentaries at the Bloor Hot Docs theatre.

### **22. Sandra Shaul – Kendal Avenue**

#### ***Chair, Heritage Committee***

Sandra is chair of the ARA Heritage Committee and has worked on Annex Heritage Conservation Districts since 2005. She is also a member of the Planning and Zoning Committee. She began her tenure with the ARA as one of the leaders against the development at One Bedford Road and helped to negotiate the settlement. She was vice-chair of the Toronto and East York Heritage Preservation Panel and sat on the City of Toronto Preservation Board. Sandra was a founding director of The Funding Network-Toronto and of People Plan Toronto.

## **Committee Reports**

### **Planning and Zoning**

[planningandzoning@theara.org](mailto:planningandzoning@theara.org)

**Co-chairs: Edward Leman and Ko Van Klaveren**

One of the functions of the Annex Residents Association is to monitor and, if necessary, intervene in proposals such as new construction or renovations that might affect the integrity and quality of life in the neighbourhood. The ARA's Planning and Zoning Committee works with the Councillor and other neighbourhood associations and citizen organizations to ensure that zoning and heritage regulations are not violated; to review requests for exemption from planning by-laws that go before the City's Committee of Adjustment; and to intervene in City planning deliberations that could affect the Annex. The committee also works with institutions such as the University of Toronto, when their development plans affect us.

Over the past year, P&Z has continued to successfully mediate disagreements between proponents to the Committee of Adjustment and affected neighbours. P&Z has been particularly active on larger planning issues.

### **Dupont Corridor**

During the past year, P&Z worked with the Councillor and City Planning to translate the Dupont Visioning Study (initiated by the ARA five years ago) into an Official Plan Amendment and new zoning bylaw. These were adopted by Council last summer but subsequently appealed to the Ontario Municipal Board by several developers. Negotiations by the City and mediation at OMB led to the resolution of four appeals in early April of this year (9-storey height limit rather than 8 storeys called for in the Official Plan Amendment and zoning bylaw). One appeal was not successfully mediated and will go for a full OMB hearing in May (29- and 15-storey residential at 328 Dupont). P&Z will be an active participant at this hearing.

### **Dupont/Avenue/Davenport Triangle**

ARA worked closely with the developer of the 250 Davenport site to develop a proposal that is acceptable to the Annex and to tenants of the TCHC housing structure. A site-specific bylaw was passed years ago by the City of Toronto Council allowing a second 25-storey block on the site; it was never built, but the bylaw is still in effect. The developer initially proposed two blocks that would cast shadows on residences on the north side of Pears Ave. After several iterations (including a 45-storey point block!), agreement was reached for a 28-storey block and townhomes. ARA was able to convince the developer and TCHC that a larger share of revenue be invested in upgrading the TCHC building which is in disrepair.

The Dupont/Bedford/Davenport triangle is a smaller area, served by a narrow laneway cutting through Designers' Walk, is under increasing pressure with six projects at varying stages of development. At ARA's request City Planning has undertaken a study to review current and future development pressures within the Davenport Triangle block, to work with Transportation Services to review the capacity of Designer's Walk Lane, and to work with Urban Design staff to consider urban design and built form guidelines on top of the existing Planning

framework. P&Z is actively participating in the Davenport Triangle Review and is urging the City to expedite its completion this year.

**Bloor Corridor**

A 42-storey condo on the northwest corner of Bloor and Madison is proposed by State Building Group. P&Z actively participated in a Working Group comprising the developer, Councillor Cressy, City staff, and other residents' associations that was formed by the Councillor to try to come up with a project more appropriate to the Annex. The developer eventually withdrew from the working group and has appealed to the OMB. Mediation has been requested, and ARA will likely become an official party at hearings in late June. As a result of this application, City Planning initiated a Bloor Corridor Planning Study of the north side of Bloor from St. George to Walmer Road. P&Z is working with staff to complete this study and resulting urban design guidelines (including building height) later this Spring.

**Mirvish Village**

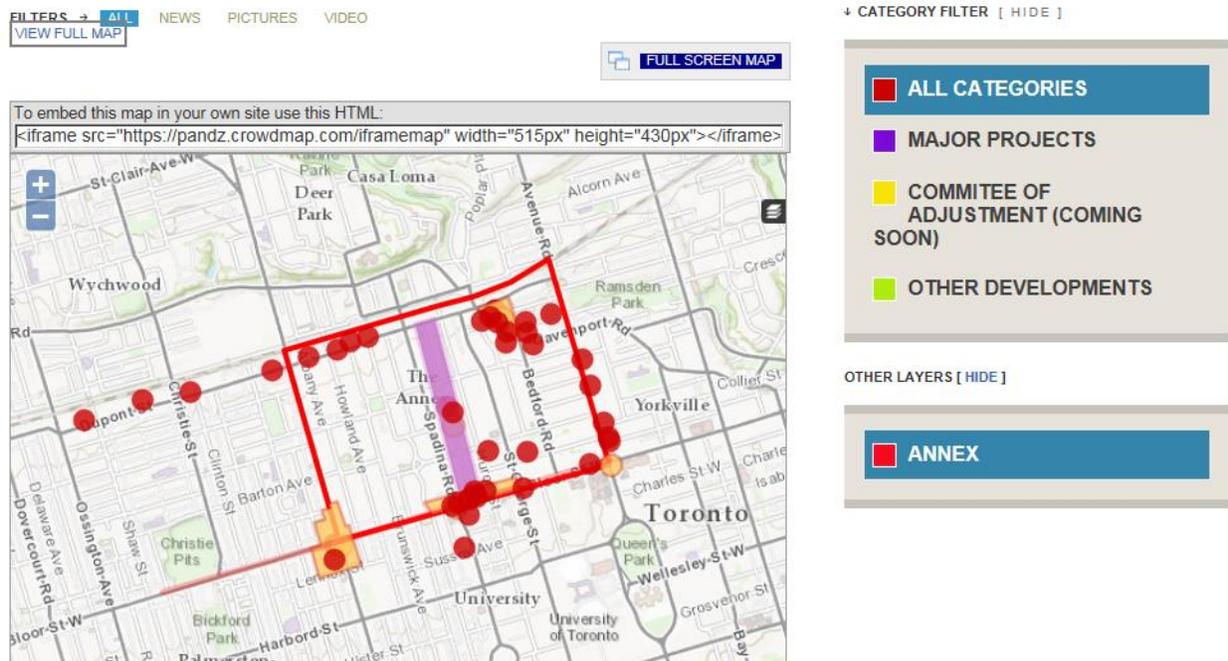
Redevelopment of the Honest Ed's site into extensive retail at grade and a series of residential rental blocks across the site will have major impacts on the surrounding community, including the Annex. ARA has had two representatives participating in the Working Group of four Residents' Associations (ARA, PARA, HVRA, SVRA), Westbank, and City Planning staff advocating a range of design improvements.

**TOcore**

City Planning is undertaking a major three-year initiative to prepare a secondary plan for the Downtown area (Bathurst to Don Valley Parkway, CPR rail line to the waterfront). P&Z has met with staff and is developing, together with the Harbord Village Residents' Association, suggestions on how the two RAs can become active participants in this important study.

**Development Portal**

Because of the many new development applications and planning initiatives in the Annex, P&Z has built a web-based mapping portal that provides detailed information on all major projects and changes to public spaces, heritage buildings, roads and parking, pedestrian and bicycle issues, and City studies within and around the Annex. This portal provides residents with the opportunity to provide online feedback on each of the projects and other initiatives. The portal is updated monthly, and is the only one of its kind in Canada. It can be accessed from the ARA website ([www.theara.org](http://www.theara.org)) and at <https://pandz.crowdmap.com/main>. Your feedback is welcome!



## Traffic and Transportation

Chair: Albert Koehl

<mailto:trafficandtransportation@theara.org>

### Lower speed limits on residential roads

It has been the policy of the ARA since 2011 to advocate for lower speed limits. Why? Because research shows that a pedestrian hit by a motor vehicle at 30km/h will almost certainly survive but at higher speeds the chances of survival fall dramatically. At 50km/h a pedestrian will likely die when struck by an automobile. Both Ontario's Chief Coroner and Toronto's Medical Officer of Health have recommended lower speed limits on roads to save lives and to encourage more people to cycle and to walk.

In June 2015, the ARA deputed at City Hall in favour of lower speed limits on residential roads in Toronto and East York. **The motion passed** with the strong support of councillor Joe Cressy.

The next step is for signs to be posted on all such roads showing the lower speed limit. If no sign is posted the speed limit remains the default limit of 50km/h or as posted (ie 40km/h). Only the province can reduce the default speed limit – a matter which it continues to study.

### Bike lanes on Bloor – pilot bike lane project

The ARA has advocated for bike lanes on Bloor since 2011, in order to better protect the safety of the many residents who cycle.

In October 2013, the ARA first appeared before the City's Public Works Committee to call for the implementation of a pilot bike lane on Bloor St. Subsequently all five of our neighbouring residents' associations formally called for a pilot bike lane. The ARA helped produce a video in support of such a bike lane; see:

[https://www.youtube.com/watch?v=VY\\_8Cixb\\_jY](https://www.youtube.com/watch?v=VY_8Cixb_jY) The ARA also worked with the other residents' associations to produce and distribute 10,000 postcards to local neighbourhood over the past year.

The pilot bike lane has been endorsed by the Toronto Star and the Annex Gleaner. Local councillor Cressy has been an energetic advocate of the pilot project.

Bike lanes on Bloor were first studied by the City in 1977 in a comprehensive consultant's report and again in a detailed report in 1992. Bloor St has been identified as an ideal east-west cycling route that, in conjunction with Danforth Ave., could become the spine of Toronto's cycling network. Bloor remains a very popular cycling route for area residents despite the absence of a safe cycling lane and common collisions involving being "doored" by cars.

Over the last six months the City has developed a design for a pilot bike lane stretching for 2.4km from Avenue Rd to Shaw Street. On-street parking would be removed from one side of Bloor street, while the remaining parking lane would be used as a buffer to protect cyclists.

The Annex BIA and the Koreatown BIA are working with the Toronto Centre for Active Transportation, among others, to study the before and after impacts on local business of the pilot bike lane. A 2009 study by TCAT showed that only 10% of patrons of local businesses arrive by car.

The Public Works and Infrastructure Committee is scheduled to vote on the pilot project at its meeting on April 25, 2016. If approved, the matter will go to the full city council for final approval. If passed, the pilot bike lane is slated for implementation in the late summer of this year.

### Additional neighbourhood road safety initiatives

Residents are working on initiatives to make local roads safer for residents. A petition is circulating to add a pedestrian cross-walk on Dupont St. between Spadina Ave and Howland Ave. Dupont in this area is fast-moving and has poor sight-lines. A second initiative involves the exploration of ways to make Dalton Ave safer by reducing the amount of motor traffic that seeks to avoid bottlenecks on Bloor St. by accessing Lowther as an east-west route through the neighbourhood.

## Parks and Trees

[parksandtrees@theara.org](mailto:parksandtrees@theara.org)

**Chair: Polly Wells; Members: Jake Tobin Garrett, Michael Low**

### TreesPlease Tree Inventory

Sub-committee Members: Michael Brothers, Terri Chu, Susan De Rosa, Michael Low, Ramona Rea, Sandy Smith, Polly Wells

The Annex trees — all 10,000 of them — are as vital to our neighbourhood as our historic houses, providing myriad ecological, health, and economic benefits. We know from our recent comprehensive tree inventory that most of the Annex trees are healthy — we rated 42 percent excellent and 23 percent good. But the resilience of our urban forest is not a foregone conclusion. The effects of development, climate change, invasive species, and disease epidemics (like the emerald ash borer) are real or potential threats to Annex trees.

Last year, TreesPlease (a Parks and Trees subcommittee) began working with the results of the data collected in our NeighbourWoods Tree Survey. The survey produced a cross-sectional data-set of Annex trees 2011-2014, providing a scientifically valid assessment of the Annex tree population as a whole.

With the help of Dr. Andrew Kenney, TreesPlease generated a spreadsheet which allows us to analyze the data according to tree species, size, location, and condition factors. This creates a baseline for future assessments of Annex tree health, and enables us to develop an informed management plan that will be shared with residents and the city.

Our ultimate goal is to nurture and improve the Annex tree canopy. To achieve this, we will need the help of Annex residents. Three-quarters of Annex trees are on private property. As such we have a collective responsibility to maintain and protect this shared resource. A central part of our task is help people learn and appreciate the value of a robust and resilient urban forest.

To that end, we created a new **Interactive Tree Map**, accessible on the ARA website ([theara.org](http://theara.org)). The map provides detailed information on 10,000 individual trees, and can be filtered to explore features and facts about the trees as a whole. **Meet the Annex Trees** is another recent web feature, a guide to keeping trees healthy, identifying and treating an emerald ash borer infestation, and choosing the best tree species to plant in the Annex.

### Vision of a Greener Bloor Street

A commendable new plan to upgrade Bloor's streetscape, from Madison to Bathurst, would transform the street's tree canopy and create four new parkettes. The ARA and TreesPlease have long advocated for a greener commercial corridor, including a solution to the concrete tree boxes (a.k.a. 'trees coffins') that have contributed to the premature demise of many trees along Bloor. Thirty-five dead or ailing trees in planters will be replaced with durable, drought tolerant tree species, planted in groups at sidewalk level. Healthy trees will be preserved, and an additional 16 trees will be planted in the four parkettes. The 50 new trees will benefit from an underground system that allows for deeper rooting and irrigation. The parkettes will be designed using sustainably harvested materials, permeable surfaces to reduce run-off, and native plantings. New sidewalks and a 30 percent increase in the number of bike racks are also included. Costs will be shared by the Bloor Annex BIA and the City, with contributions from utility companies. If approved, construction will begin in 2018.

### Huron Street Playground Revitalization

We are excited about the upcoming renewal of another Annex park. Huron Street Playground, at the corner of Huron and Lowther streets, will undergo a \$350,000 revitalization, funded by the City's Playground Enhancement Program. The ARA's Parks and Trees Committee has been part of a team — including Councillor Cressy's office, the Department of Forestry Parks and Recreation, project architects, and Huron Street School — identifying the best uses for the park and involving the public in the decision making process.

A public meeting in March presented two preliminary site plan options, along with photographs of the wide array of state-of-the-art playground equipment under consideration. Project architects and Councillor Cressy fielded a Q&A with local residents. Because several nearby parks offer play equipment for younger children, the new playground is geared for older children, age 8 to 12. Three teachers at Huron School took up the design challenges in their classrooms, and students recently made recommendations to Councillor Cressy. Final plans will be available for community review in the coming months. Construction is set to begin in August and will take 6-8 months.

## **Police & Community Safety and BIAs**

**Natasha Gromoff - Kramer**

The ARA liaises with the Toronto Polices Services (TPS) and reports are given monthly to the Board on the Police activities in 14 & 53 Division which covers the Annex. We live in a safe neighbourhood. The bike officers patrol our streets and parks on a regular basis. Always remember to report anything suspicious to keep our home and streets safe.

Our CPLC Police meetings cover current crimes, arrests made, new safety measures for traffic fatalities, injection sites, fundraisers, and any problems that members bring to the table to try and solve, i.e. last year the auto theft ring of high end vehicles was broken up. It was a long running criminal organization for cars being shipped to Europe.

Both Divisions have a Community Scholarship Program which we have supported. They hold also many BBQ Fundraisers in May & June. The TPS is very involved with youth movements.

We are in close contact with the two local BIAs. An important focus is to try and eradicate graffiti and to make our main streets safe addressing the issue of cyclists using Dupont Street sidewalks and people ignoring the new laws to stop at crosswalks until pedestrians have reached the other side of the street.

## **Membership Report**

**Rita Bilerman, Membership Secretary**

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2016 will be an important year for the ARA. We are assessing a spike in developments in our neighbourhood. As this pressure mounts, we will be relying more and more on our residents for their input and feedback. The ARA has always sought to represent the Annex in the most effective and meaningful way and with these developments we will really need your support.

The ARA has represented the Annex at City Hall, the OMB, and at various neighbourhood functions and events. We aim to build even stronger relationships with both our internal and external stakeholders. Mostly, these include our neighbours, local businesses and schools, police, government, and other residents' associations. But we continue to need the support of our members and appreciate any input. We encourage you to communicate any interests or issues you may have to us.

As our website has become more automated, members are able to interact more effectively with the ARA and also have more flexibility in receiving communications. We welcome and encourage your involvement and communications. The doors are always open at our monthly meetings and events. We'd especially appreciate it if you could volunteer for one of our committees, events or worthy causes. Please tell your neighbours, we'd love to see them too.

The ARA will be hosting or will be attending various events in the Annex. We would like to see you! So please mark your calendars for the following:

- Sunday, May 29, 2016, 10 AM to noon at 250 Davenport Rd - Free Compost - Please bring your own shovels, bags, wheelbarrows, wagons, etc.!
- Sunday, June 26, 2016, 11 am to 6 pm – Family Festival on Bloor
- June to October every Wednesday Farmers' Market in the parking lot – Borden/south of Bloor

If you have any ideas for events or would like the ARA to have a presence at any events, please let us know.

Thanks for your continued support and we look forward to seeing you in the neighbourhood!

## Report on Heritage 2015

Sandra Shaul, Chair

[heritage@theara.org](mailto:heritage@theara.org)

After a decade of work and some extremely frustrating delays caused by changes in Provincial legislation and corresponding City policy, the Annex Residents Association and City of Toronto Heritage Preservation Services presented the May 2015 final report recommending the designation of Madison Avenue as Phase One of the West Annex Heritage Conservation District to the Heritage Preservation Board and City Council. Over the decade there were three public meetings, and owners of property were notified. The report was posted on the City's website and City staff were available to respond to questions about renovations, building additions etc. No objections were raised.

City Council approved the report on December 10, 2015, thereby enacting By-Law no. 1329-2015 under the Ontario Heritage Act, R.S.O. 1990, c.O.18. Public notice was issued and any person objecting to the By-Law was able to submit an appeal to the OMB via City Hall, by February 5, 2016. There are three appeals. We are currently awaiting a pre-hearing date at the OMB. City Legal will act on behalf of City Council. The Annex Residents Association will be invited to the pre-hearing and will determine further action to be taken by our association at that time.

On a happier note, a committee of the ARA and other organizations in the Annex are working towards the creation of a new fall event based on the Annex Tour of Homes and Gardens. The Tour of Homes and Gardens, took place in the 1990s and early 2000s, attracting several hundred people each year, and raised funds for local social community services and community projects. The new program will have similar objectives.

## Communications

John McGrath, Chair; Micky Fraterman, Webmistress

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2015-16 has been a busy and transformative year for the Communications efforts of the ARA.

The ARA website ([www.theara.org](http://www.theara.org)) went through a major revision designed to make it easier for residents and the public to stay up to date with the activities of the Annex Residents' Association.

- The *News* section of the landing page was expanded in order to list more events at a glance
- Work was finally completed on an interactive tree map that lists the species, size, health and other attributes of all the trees in the Annex. It can be found in the *TreesPlease* section of the website, and is the product of years of work by the *TreesPlease* members of the ARA.
- The Annex Planning Portal is also up and running on the ARA website. Developed by Ed Lemman, co-chair of the ARA's planning and Zoning Committee, the interactive map lists all the development projects in the Annex, along with their status and size.

In addition, the Annex Residents' Association continues to send out bulletins and newsletters to inform members of important events in the Annex. Over the past year, we have sent out nine bulletins to members, on topics such as the redevelopment of Honest Ed's, the Annex Corn Roast, the future of the Brunswick House and the plans for 316 Bloor.