



The voice
of our
community

Deer Park Residents Group
January 2023 Newsletter

President's message

Your DPRG Board wishes you all the best for 2023. We will continue to work with you in our ongoing mission “to maintain the environment and quality of life in Deer Park by promoting the interests of its residents, be they owners or renters, by providing a forum to share both ideas and concerns about the area.”

This Newsletter features:

- the first meeting of our new Tenant Advisory Committee, very important as Deer Park has many more tenants than home owners;
- how new development is changing our community, how we can help plan for a new future Deer Park, and the impacts on development of the Province's push to build more housing, all issues shared by residents across the City;
- our progress on making our community safer through the Midtown ActiveTO bike lanes and cafes initiative and through the current Avenue Road traffic study;
- the new redevelopment proposals for the TTC Davisville Yards;
- ideas to make the Yonge St. Clair intersection area safer, more attractive to use and less windy; and
- ongoing efforts to “ban” noisy leafblowers.

Hopefully this winter, all our streets and sidewalks will be cleared in a timely way, rather than waiting for the “melt”, as in 2021. Call 311 with your complaints.

Please contact us at info@deerparkresidents.ca with any questions or issues about our community. Also please contact us if you are interested in joining your Board. Help the DPRG better serve our community. We need more volunteers!

Cathie Macdonald, President

Tenant Advisory Committee

The DPRG Tenant Advisory Committee had its first Tenant Forum with members past and present in November. Eight persons were in attendance and no fewer than four tenants associations were represented. Two priorities were identified for 2023:

- 1) Have DPRG Board send a letter to the Ontario government pertaining to Bill 23 and its impact on tenants whereby government can convert apartment buildings into condos and/or demolition of multi residential housing units being replaced by new construction and subsequently not under rent control.
- 2) Post tenants educational information on our website, spelling out tenant rights under Ontario and City of Toronto law.

We will hold another 'Forum' in the spring and promote our committee, and in the meantime with tenant associations and individual tenants joining DPRG at \$20.00 annually. Until then, we will keep you abreast of any tenants issues that come up.

John Plumadore, Chair

Development Committee

Impacts of new Provincial legislation

The major changes, like that of the 2019 reduction of wards in Toronto, were undertaken without consultation with municipalities or the public. Our Councillor, Josh Malow, has been a vocal opponent. Here are some changes that affect our ability to have a voice in development of our community.

- Our voice in appealing Council decisions is eroded. The Ontario Land Tribunal has replaced the former Ontario Municipal Board which had knowledgeable members and a willingness to consider residents concerns. The members of the new Ontario Land Tribunal are interchangeable with other Tribunals and the Tribunal has a record of supporting developers. The only real opportunity for residents to make changes is in the prehearing mediation sessions. We will see if the OLT starts awarding costs to residents that make appeals.
- The new Provincial legislation to get more housing built further reduces the time available for residents to provide important input in the review of development applications. The loss of funding from development charges will reduce funds available for needed infrastructure and facilities to support growth. However, given the current economic times, it is not clear that the Provincial goals for more housing will be met.

- The Strong Mayor provisions are undemocratic, disempowering City Council and therefore also reducing the voice of residents.
- Our property taxes will be increased to help pay for the new infrastructure required for growth because development charges paid by developers, which were used to fund growth, have been substantially reduced.
- The protection of existing rental housing that is subject of development applications will be lost.
- No changes are proposed to increase the needed supply of truly affordable housing. In the low density neighbourhoods of Deer Park only expensive single family houses, semis and row housing are being built, while other multi unit housing types are permitted. Only one apartment building, a condo project at 103 Heath W, is proposed and it is awaiting an OLT hearing.

1366 Yonge – Balmoral Medical Arts Facility

This new development application is for the site of the medical building at the north west corner of Yonge and Balmoral. The building is part of Yonge St. Clair's important function role as a centre for medical offices. At a recent City public consultation meeting on the application, many residents raised concerns about the proposal for a 41 story condo with no parking, and no medical offices and no pharmacy. Also, the building is built too close to lot lines and is too high.

You can support the retention of the medical offices by adding your name to the petition by the new Avoca Vale Residents Association at <https://www.change.org/p/save-the-balmoral-medical-arts-facility-1366-yonge-street>.

1486 Yonge – Wittington

The revised application for development of the entire block, excluding the existing office buildings on St. Clair, was approved by City Council. The DPRG Board supported the approval because the project complied with the City's Yonge and St. Clair Framework Plan for managing growth, because many of the changes and benefits that the residents working group pushed for were included, and because of the fear that these changes would be lost at an Ontario Land Tribunal hearing and that the Tribunal could also approve additional heights and density. Some residents were concerned about the number of development projects in our area and impacts of increased traffic congestion and so appealed the Council decision. On February 24, the OLT will hold a hearing to plan for a full hearing.

Yonge and Davisville TTC Yard. Study - Next Stop Davisville

The Next Stop: Davisville Feasibility Study is examining the potential redevelopment of the large area including 1900 Yonge Street (the TTC

office building at the south west corner of Yonge and Chaplin) and decking the Davisville TTC Yard and tracks, south of Chaplin and also a block of the tracks to the north. As our Deer Park area abuts the TTC yard, Deer Park residents have participated as community representatives in a visioning workshop to look at different options and in a session to review the emerging preferred option. We are very pleased that this option is to cover the works yard area with an extension to Oriole Park, and to build commercial and residential development over the tracks. As the City owns the land, important affordable housing will be included. The project will also include improving the strip of land abutting Yonge Street lands east of the tracks. Background information and a summary of public engagement to date can be found on the study website:

www.toronto.ca/nextstopdavisville. See the Development section of our website www.deerparkresidents.ca for further information.

A public Information session for the broader community is planned for 6pm to 7.30pm Thursday, January 19th, 2023, with a brief overview at 6.45pm. An in person!! meeting will be held at the Northern District Library, Room 224, 40 Orchard View Blvd. (one block north and west of Yonge and Eglinton).

Improving the Yonge St. Clair intersection area

The DPRG Board supporting an initiative to improve the intersection, the centre of our community. While improving safety at the intersection area is essential, the area should also be made less windy and be a more attractive space, not just a heavily used traffic intersection. These ideas were first brought out in the 2019 stakeholder visioning sessions for the development of the Deer Park Framework Plan which included DPRG reps. A transportation study is currently underway to find ways to accommodate growth in the area will provide input. Current development applications at the south west corner and at the nearby at 45 St. Clair W. will provide more opportunities for sidewalk improvements and wind conditions will be reviewed and hopefully modified.

We thank Councillor Matlow for providing ensuring we have a City construction management manager over the upcoming years of construction.

Cathie Macdonald, Chair

Street Safety Committee

Tragedy at St. Clair and Yonge

The DPRG will continue to advocate for safe streets for our community, especially for changes to the Yonge and St. Clair intersection that could prevent tragedies like the recent death of a cyclist. Safety measures such as pilot of a pedestrian “scramble” at the St. Clair and Yonge intersection,

should be considered. Separate traffic light cycles for pedestrians and car drivers can help eliminate dangerous interactions between pedestrians and car drivers and makes navigating intersections less confusing for all road users. A City Transportation report is expected soon on safety improvements for Avenue Road south of St. Clair, a result of push by the DPRG and other communities along the street.

25 New Automated Speed Enforcement (ASE) devices

The ASE program aims to increase road safety, reduce speeding and raise public awareness about the need to slow down and obey posted speed limits. It is designed to work with other Vision Zero methods and strategies, including engineering measures, education initiatives and traditional police enforcement. In February, Toronto will add 25 new Automated Speed Enforcement (ASE) devices to the 50 that the City is already operating. A 90-day warning sign will notify drivers in advance and raise awareness at every new location. Our Ward 12 will gain one of the new devices. In its first rotation this new device will be installed at Davisville Avenue east of Yonge Street. The new speed enforcement device joins two others that are currently operating in our ward, one currently at Yonge Street near Glen Elm Avenue.

Updates to ActiveTO Midtown Complete Street Pilot data

The City recently published updated information about the Pilot. Some of the highlights:

- **Vehicle travel times** during the weekday p.m. peak period in September were only 70 seconds longer for northbound traffic compared to pre-pandemic travel times in 2019.
- **No spillover travel time impacts** have been observed on the parallel corridors of Avenue Road and Mount Pleasant.
- **Daily cycling volumes on Yonge Street** were between 45 and 162 per cent higher in August compared to daily cycling volumes observed pre-pilot in May 2021.
- **Daily pedestrian volumes on Yonge Street** were between 34 and 142 per cent higher in August compared to daily pedestrian volumes observed pre-pilot in May 2021.
- **Toronto Fire Services emergency response travel times** in the pilot area increased by 48 seconds in 2022, compared to the City-wide increase of 43, and only five seconds above the city-wide increase.
- **Emergency response travel time** in the area increased 38 seconds in 2022, less than the city-wide increase response travel times of 113 seconds compared to the same period in 2019, with the increase due to Paramedic in-hospital wait times.

The City will continue to monitor multi-modal volumes and vehicle travel times throughout the pilot and will identify opportunities and implement for

improvements, where possible. Further information can be found here:
www.toronto.ca/news/city-of-toronto-releases-updated-activeto-midtown-complete-street-pilot-data/.

Piotrek Sepski, Chair

Noise and Pollution Action Committee

A reminder to support the banning of gas powered leafblowers and join the DPRG based Gasbusters by emailing gasbusterstoronto@gmail.com. For further information, check our website <https://deerparkresidents.ca/>. The Gasbusters are also pursuing a change to the City's 311 complaint system to add recording of complaints about noisy gas powered leaf blowers for the hours they **are** currently permitted in the City's Noise Bylaw.

The City is planning to review its Noise Bylaw in the spring and hopefully new regulations will then be put in place to effectively ban gas powered leaf blowers.

Chris Keating, Chair

