

## **Greater Beach Neighbourhood Association**

### ***Newsletter, March 26, 2013***

GBNA marked it's first anniversary at our Annual General Meeting earlier this month! We thank all those who have been supporting us and look forward to many more active years ahead!

Here are the highlights for March.

### ***Balmy Beach Boathouse RFP***

***Balmy Beach Club community meeting***

***Thursday March 28,***

***7pm for those with boat rental space at the boathouse, 8pm for all others***

***(by Carole Wilson, President Balmy Beach Residents Association, and Neil Sinclair, President Beach Waterfront Community Association)***

The well known Balmy Beach Boathouse, a landmark at the foot of Silverbirch, is subject to a Request for Proposal (RFP) by the City to select a new operator for the Boathouse.

Councillor McMahon is holding a community meeting for wider community input at the Balmy Beach Club on Thursday March 28. Starting time is 7pm for those who are renting boat space in the facility and 8pm for the wider community.

*Facts to consider:*

- Our Toronto Beach-Waterfront is a fairly commercial free waterfront which makes it perhaps unique among urban beach waterfronts in North America and makes the Toronto Beach Waterfront a very valuable resource for the City of Toronto.
- The waterfront is a focal point for affordable recreation for Citizens of Toronto especially in peak seasons and also as a point of Tourism for the City of Toronto with its variety of urban park offerings.
- Because the Waterfront attracts many people in the hundreds of thousands annually the place for visitors to the Beach to shop, eat, and stroll gives a primary impact for Queen Street.
- The Beach Waterfront is also unique as it is an integrated part of the residential community referred to as the Beach and directly impacts the quality of life for the residents of the ward. Queen Street is a part of the focus.
- Pressures are growing to increase the commercial use of the beach from the eastern Boardwalk area to the eastern Boathouse.

We are concerned about this potential commercial development and have established three principals to guide discussion.

1. **PROCESS MATTERS:** The change of use of beach facilities should be undertaken with a consultative approach with the interested parties in the Beach and the City. The unilateral discontinuance of a service including a

storage service for small boats needs to be vetted with the community. How the City acts is as important as what it decides.

2. **DISCUSSION MATTERS:** The encouragement of commercialization of the current facilities on the Beach Waterfront should be the subject matter of public debate. There are legal, social, heritage and cultural aspects that are of consideration and they should be the subject matter of intelligent discussion. This includes the Boathouse but also a wide geographical area of the Beach subject to a commercial exclusive license agreement with the City. The Debate and Discussion of the Commercialization of the Beach Waterfront is a vital city wide issue.
  
3. **THE ROLE OF THE PARTIES MATTERS:** It is our view that the Beach Waterfront is a unique and significant natural resource of Toronto. Its long term development and preservation should not be debated or arrived at in an ad hoc fashion. The role of private enterprise devoid of community input and accountability to the City as a whole needs discussion. The role of the City through its various departments needs to be addressed in terms of services and programs offered

*Why attend the public meeting?*

It is important for the community to show interest in the decision-making process on the potential redevelopment of the boathouse.

*What is at risk?*

The risk is that our quiet, natural east beach area, with playground and off-leash dog park, will be commercialized and take business away from Queen Street.

*What do we want to see happen?*

Stop the RFP until a proper democratic process that involves all stakeholders has taken place. We believe that the community wants to protect this heritage Boathouse (circa 1911) and that residents deserve a voice in the city's plans.

**WE RECOMMEND YOU ATTEND THIS MEETING!**

## ***Queen Street / Woodbine Avenue development***

*(by Jan Hykamp and Jeffrey Levitt)*

The two proposed developments for Queen Street and Woodbine ('200 Woodbine' and the former Shell station location) have been appealed to the OMB in an effort that the new Beach Urban Design Guidelines (UDG) not be applied.

City Planning staff have submitted their final reports related to these applications for Toronto East York Council consideration on April 9. (The reports will be available to the public on the City website prior to the Council meeting),

GBNA will be meeting with Councillor McMahon to express our strong support for the UDG and its applicability to these developments. GBNA will collaborate with the City in defending appeals to the UDG.

## ***Queen Street Zoning amendment – Tuesday April 9*** *(by Jeffrey Levitt and Uwe Sehmrau)*

GBNA has continuously urged that those elements in the Beach UDG that are more restrictive than statutory zoning be carried over into current and future zoning bylaws.

We are pleased that the City has followed through on its promise, with Zoning amendments between Coxwell and Neville Park coming before TEYCC on April 9<sup>th</sup>. Highlights of these amendments are:

1. Increased setback from the curb (4.8 metres)
2. Building 'chamfers' for new development on corner properties
3. A 3m 'step back' above 3 storeys (9.5m) east of Woodbine
4. Further height restrictions on selected lots to protect views of the firehall clock tower.

The importance of these steps cannot be over-emphasized. The community is served very well by these additional Planning Department initiatives to strengthen the intent of the Beach Urban Design Guidelines and their sensitivity to the character of Queen Street.

## ***GBNA Water Management Committee***

*(by Chris Howling, Hans Looije)*

Flooding in the Beach area locations has been of increasing concern. We have provided a number of updates in previous GBNA newsletters and on our website at [www.gbna-toronto.com](http://www.gbna-toronto.com)

We are pleased to share further details of significant storm sewer upgrades and related projects that are planned throughout the Beach. Full details from the 'Basement Flooding Class Environmental Assessment' (EA) study for the Eastern Beaches' can be found on the City's website at: [EA study and report](#)

Maps highlighting where the most relevant work for our area will take place are here: [Kew Beach area](#) and [Kingswood area](#)

Regretfully, work is not currently scheduled to begin until 2015. The GBNA Storm Water Management focus group will be advocating the need to start this work as soon as possible. In the meantime, the specific area projects planned between 2015 and 2017 are as follows:

### **Location, Project, Budgeted cost, cost per benefitting residence**

1. Rainsford Rd.' Combined Sewer' Replacements / Upgrades' , \$35,323, \$1,039

2. Elmer Ave.' Storm Sewer' Replacements / Upgrades' , \$120,815, \$6,041
3. Queen St. E' New Sanitary Diversion Sewer' Installation' , \$26,680, \$834
4. Hambly Ave.' Storm Sewer' Replacements / Upgrades' , \$194,666, \$2,949
5. Lake Shore Bl. E.' Storm Sewer' Replacements / Upgrades' , \$1,132,380, \$18,873
6. Woodbine Ave.' Kewbeach Ave.' Buller Ave.' Kippendale Ave.' Kenilworth Ave.' Storm Sewer & Combined' Sewer Replacements / Upgrades, & New Storm Sewer' Installations' , \$1,633,693, \$9,610
7. Waverley Rd. New Storm Sewers , \$215,679, \$6,740
8. Lee Ave. New Storm Sewers , \$232,706, \$10,118
9. Craven Rd.' Rhodes Ave.' Queen St. E.' Storm Sewer & Combined' Sewer Replacements / Upgrades, & New Storm Sewer' Installations' , \$2,449,387, \$9,568
10. Kerr Rd.' Storm Sewer Replacements / Upgrades, & provide Standby' power at pumping station' , \$103,596, \$2,302
11. Eastern Ave.' Minto St.' Storm Sewer & Combined Sewer' Replacements / Upgrades, & New' Storm Sewer Installations' , \$1,171,014, \$9,678
12. Victoria Park Ave.' Combined Sewer' Replacements / Upgrades' , \$497,24, 8 \$6,294
13. Glen Manor Dr. New Storm Sewers, \$178,200, \$4,816

## ***Traffic, Transit and Parking in the Beach***

*(by John Hope and Adam Smith)*

The GBNA Parking and Traffic focus groups have held initial meetings with City staff and have added local residents to their focus groups. The current effort is to finalize the scope of each project and to provide an initial progress update in the next newsletter.

## ***GBNA Community Info Session: Urban Design Guidelines***

*(Uwe Sehmrau, Patrick Shipton, Jeffrey Levitt)*

In our previous newsletter we announced our plan to hold a public information session titled “Urban Design Guidelines – what do they mean?”

This session will take some of the mystery out of the Acts, Policies, Guidelines, Official Plans, Zoning By-laws and more that shape the future of our neighbourhoods.

We are delighted that City Planners and Councillor McMahon have agreed to participate. We are confirming their availability and anticipate holding the event during mid-May. Final details will follow in the near future.

## ***City of Toronto "Chief Planner Roundtable" series***

*(by Jan Hykamp)*

In our February newsletter we indicated that Toronto’s Chief Planner, Jennifer

Keesmaat, has launched a series of three “Chief Planner Roundtable” discussions focused on three city building themes:  
February 26 “Urban Fabric: Designing and Creating Public Places”.  
March 5: “The Resilient City”  
April 2: “Transforming the Suburbs”.

The initial two sessions have been well worth attending, in part to get a first hand impression of the style and views of our new Chief Planner. We highly recommend attending the last sessions on April 2, information at this link: <http://www.toronto.ca/planning/chiefplannerroundtable>

*For the GBNA team, thank you for your continuing interest in our area!*

Chris Howling, Jan Hykamp, Hans Looije, Uwe Sehmrau, Neil Sinclair, Martyn Lengden

[www.gbna-toronto.com](http://www.gbna-toronto.com)

*GBNA member or participant associations:*

Beach Triangle Residents Association (BTRA)  
Beach Waterfront Community Association (BWCA)  
Kew Beach Neighbourhood Association (KBNA)  
Toronto Beach East Residents Association (TBERA)  
Friends of Glen Davis Ravine (FOGDR)  
Norwood Park Residents Association (NPRA)  
Beach Community Association (founding stage)  
Balmy Beach Residents Association (BBRA)

Observer status: Beach Hill Neighbourhood Association

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