



# anabailão

## TORONTO CITY COUNCILLOR WARD 18

Spring/Summer Update 2016



### Dear Neighbours,

Spring has finally sprung and with the change in weather comes an exciting line up of festivals, events, and community meetings that will take place. I have listed some of these below and I hope to see you out there enjoying everything that Ward 18 has to offer.

It was one year ago that I opened my community office at the corner of Bloor and Margueretta in the heart of Ward 18 and over that time it has grown to become a permanent fixture for many of you to engage with my office and I. We are open on Wednesdays, Thursdays, and Fridays from 10am to 6pm and are happy to help.

Over the past year our community has worked together to advance our collective interests and to

voice our opinion on the issues that affect us all. I feel privileged to be able to work with you, not only as your elected representative but as your neighbour and friend. From the numerous transportation, parks, and recreation improvements that have taken place in the last year alone to the recently obtained final approval of a new public library, we have accomplished so much.

Our community will be undergoing more changes with the Museum of Contemporary Art\_Toronto\_Canada and many art galleries moving into Ward 18, joining established arts and culture organizations that already call our community home. New development proposals will also continue to change our urban fabric and we must continue to work together to ensure that we are able to not only mitigate development

impacts but create opportunities for our community to benefit along the way.

At City Hall, we are taking action on many key issues including transit and housing, advancing innovative proposals to create a stronger Toronto for all. You can find out more about some of these initiatives in this newsletter, on my website, and by signing up to receive my regular e-newsletter updates.

As always, should you require anything now or in the future, please do not hesitate to contact me, and my team and I will be more than happy to serve you. Please stay in touch.

Sincerely,

### Ward18 Talks Event Series

In our community and city, there are many different issues and ideas that people want to talk about...from the environment, to arts and culture, to economic development, to transportation, and so many others.

For this reason I have decided to organize a series of salon style "talks" to bring together interested community members and experts for a discussion of ideas and perspectives with the goal of shaping the community around us.

Each Ward 18 Talks will focus on a specific topic, with the first one focusing on the environment. This inaugural event will also serve as an opportunity to provide your feedback to the City as part of the TransformTO climate action initiative. I hope to see you there on Wednesday May 11 from 6:30pm to 9:00pm at the Dovercourt Boys & Girls Club (180 Westmoreland Ave) for an engaging community discussion!



Welcoming hundreds of newcomers to Toronto and acknowledging the contributions newcomers have made to our city at the 1st Annual Toronto Newcomer Day.

### Signup for my E-Newsletter

Every month I send out an e-newsletter with important community and city information to help keep Ward 18 residents informed. This includes items such as community events, updates on key issues, public consultations, and more! If you would like to receive these e-mails, please visit [www.anabailao.ca/join](http://www.anabailao.ca/join) to sign up!

WARD 18 EVENTS

**COMPOST DAYS**

**May 10** 5:30pm  
Perth Square Park @ 350 Perth Ave (Dupont St. and Perth Ave.)

**May 11** 5:30pm  
Macgregor Playground @ 346 Lansdowne Ave (Lansdowne Ave. and College St.)

**May 14** 10am-2pm  
**Ward 18 Environment Day**  
Dufferin Mall Parking Lot by the Croatia St Entrance @ 900 Dufferin St.

**May 27** 3:30pm  
Dovercourt Junior Public School @ 228 Bartlett Ave (Bartlett Ave. and Hallam St.)

**May 31** 5:30pm  
McCormick Park @ 66 Sheridan Ave (Sheridan Ave. and Bank St.)

**COMMUNITY EVENTS**

**April 27** 6:30pm  
**Metrolinx Davenport Diamond Public Meeting**  
St. Sebastian Elementary School @ 717 Brock Ave

**May 7** 11am-12pm  
**Salem-Westmoreland Parkette Unveiling**  
11 Westmoreland Ave

**May 7** 11:30am-3:30pm  
**Galleria Mall Open House**  
Galleria Mall, 1245 Dupont St

**May 11** 6:30pm-9:00pm  
**Ward18 Talks: The Environment**  
Dovercourt Boys & Girls Club (180 Westmoreland Ave)

**May 28-29** 10am-5pm  
**DeRAIL**  
1900 Dundas St W (Dundas St W and Sterling Rd)  
- A platform for contemporary art and architecture as part of Doors Open Toronto on the West Toronto Railpath.

**June 11** 11am-10pm  
**Dundas West Fest**  
Dundas Street West, from Lansdowne Ave and Ossington Ave

**June 16** 7pm-9pm  
**Davenport Political Town Hall**  
Wallace Emerson Community Centre @ 1260 Dufferin St  
- Town Hall meeting with your elected political representatives to discuss municipal, provincial, and federal issues.

**June 12** 11am  
**Portugal Week Parade**  
Dundas Street West, from Lansdowne Ave and Trinity-Bellwoods Park

**June 18** 10am-5pm  
**Sweet Pete's / Henderson Brewing Bike Extravaganza!**  
128a Sterling Rd (Parking Lot)

**July 23** 1pm-9pm  
**July 24** 12pm-6pm  
**BIG on Bloor Festival**  
Bloor Street West, from Dufferin St to Lansdowne Ave

**August 27** 12pm-10pm  
**Bloorcourt Arts & Crafts Fair**  
Bloor Street West, from Dufferin St to Montrose Ave

**MOVIE NIGHTS** Stay tuned for our much anticipated movie nights in our Ward 18 parks this July!

## STAY IN TOUCH

Visit our community office located at 1240 Bloor Street West (Corner of Bloor and Margueretta) from 10am to 6pm, Wednesday to Friday.

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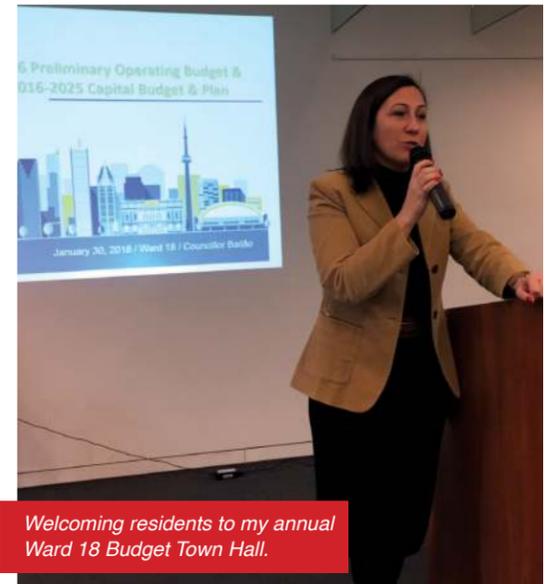
# Strategic Investments for Toronto's 2016 Budget

Toronto City Council has adopted the City's 2016 tax supported and balanced operating budget of \$10.1 billion and it's 10-year capital budget and plan of \$21 billion. The budget makes strategic investments in important priorities such as poverty reduction, child care, student nutrition, transit, affordable housing, emergency medical services, arts & culture, and infrastructure to name just a few. A lot of work has gone into making up for a lot of past cuts – especially recent investments made in TTC service to provide relief and meet the needs of our growing population. This year's budget contains a 1.3% residential property tax increase, which is near inflation and maintains the fact that Toronto still has the lowest property taxes in the entire GTA.

Looking ahead, the City will be facing serious budgetary pressures including what is expected to be

neutral growth in the land transfer tax, \$22 billion in unfunded capital projects, the ever increasing police services budget, the loss of Provincial pooling funding, and more. In my view, it is clear that all of us (residents and politicians alike) need to think long and hard about what kind of city do we want to live in.

If we want to have a good quality of life and be competitive in comparison to many other global cities, we need to consider how we compare on all fronts including the different types of revenues other cities collect and how we bring innovation and efficiency to service delivery. I believe that this is a very serious and real conversation that all of us need to have with the facts and impacts in front of us. I hope to start this conversation with you later on this year so that we are prepared to make decisions affecting our community and city for the 2017 budget process.



Welcoming residents to my annual Ward 18 Budget Town Hall.

## Taking Action on Housing

As Toronto's Housing Advocate and Chair of the Affordable Housing Committee, I play a key role at City Hall in advancing Toronto's affordable housing agenda. This includes working with Mayor Tory, my Council colleagues, City staff, organized labour, private and not-for-profit sector stakeholders, and most importantly residents to help address the housing challenges we face as a City.

One of the many initiatives that I am working on is the development of the Open Door Program, which is designed to fast-track the construction of more affordable rental and ownership housing. It focuses on freeing up surplus public land, streamlining the planning approvals process, and providing more City funding. Progress has been made with two projects currently underway and many more in the works. The next steps of this program will be rolled out this summer and I look forward to continuing to identify every tool that we have available at the municipal level to address our affordable housing needs.

In addition to the Open Door Program, a lot of changes have taken place over the past year. The Mayor's Task Force on Toronto Community Housing delivered its final report in January with a comprehensive set of 29 recommendations geared towards delivering transformative change to help provide clean, safe, and well-maintained affordable homes with a resident-focused service-based approach. The report builds on the solid foundation of our previous actions including increasing capital repair investments from \$50 million to \$250 million annually, revitalization projects taking place in more communities, new partnerships, and the stabilization of the organization.

The Close the Housing Gap Campaign played an important role during last fall's federal election in putting social, co-op, and affordable housing back on the political agenda for the first time in decades and our continued advocacy has resulted in immediate funding for social housing repairs, new affordable housing, and the development of a national housing strategy. This is the dawning of a new relationship and I look forward to what lies ahead.



Launching the City's new Open Door Program to build more affordable housing.

Many of our recommendations were also included in the Province's update of their Long Term Affordable Housing Strategy, including the establishment of inclusionary zoning which can provide for affordable housing in new residential developments. Mayor Tory has asked me to lead the City's implementation of inclusionary zoning. We are also completing a review of our housing action plan, Housing Opportunities Toronto (HOT), updating what was approved in 2009 to better reflect current realities and future challenges and opportunities. We will be focusing on how the City can work together with its housing partners between 2015 and 2020 to better achieve the outcomes set out in HOT.

There is not one order of government or one sector in our society that can tackle this issue alone. Collaboration, innovation, and commitment is needed to address what is one of the biggest social and economic challenges in Toronto and Canada. I will continue to do my part knowing that investments in housing and people will benefit our economy and society as a whole.



Taking Federal Minister of Infrastructure Amarjeet Sohi on a tour of Regent Park with Mayor Tory.



With Mayors from across Canada calling for action on housing issues during last year's Federal election.



Announcing a ground-breaking energy retrofit partnership between the Toronto Atmospheric Fund and Toronto Community Housing.

## Transit Updates

A lot has changed in a positive way on the transit file since the start of this City Council term and there is a renewed focus to utilize data in making the best transit planning decisions for our city.

Major changes proposed in western Toronto include a revised SmartTrack plan with service ending at Mount Dennis (Eglinton) and an extension of the under construction Eglinton Crosstown to the Airport Corporate Centre. In eastern Toronto it is being proposed that the Scarborough Subway be extended by only one stop to Scarborough Town Centre and to use those projected savings to extend the Eglinton Crosstown east to the University of Toronto-Scarborough, directly serving 5 neighbourhood improvement areas and improving access to rapid transit in an area of the city that currently has none.

A comprehensive network of rapid transit across Toronto has also been proposed including a recommended route for the Downtown Relief Line in the east-end and proposals to build rapid transit along Toronto's waterfront.

Locally, there has been significant service increases to the 501 Queen Streetcar in order to make it more reliable and more frequent, including extra morning peak period trips added, splitting the route into two sections, and a 10-minutes-or-better service standard. The 29 Dufferin Bus has seen an improvement in service and a reduction in delays along the route. All-day every-day service has been added to the 26 Dupont Bus, making it a more available, predictable, and consistent travel option.

I welcome these new developments and look forward to City staff reporting back on the expansion proposals so we can get to work and actually build the transit that our city desperately needs. I will also continue to advocate for even more transit options for those living in Ward 18.

## Gardiner Expressway

One of the biggest City Council debates of 2015 was about the Gardiner Expressway. In the lead up to the vote, I made a strong effort to hear from as many Ward 18 residents as possible. Taking into account your feedback and after doing my own research, I voted to remove the Gardiner east of Jarvis St in order to replace it with a street level boulevard. In the end, Council approved the "hybrid" option by a narrow margin, but a revised "hybrid" plan has now been developed which will greatly increase access to Toronto's waterfront.

## Davenport Diamond Update

Many of you may be aware through coverage in the media and through my regular online updates about Metrolinx's proposed Davenport Diamond Grade Separation project – a 3 story rail bridge proposed by this Provincial agency in March 2015 to bypass the Davenport Diamond near Lansdowne Ave and Dupont St.

Recognizing that this is a project which will impact our community for generations to come, I successfully moved multiple motions at City Council last year to get City staff involved in the assessment of this project, amplifying our community's concerns and leading to greater public engagement on this issue. Since then I have raised many concerns along with key issues and have called for: the creation of a station on the line at Bloor St W and Lansdowne Ave; the need to connect

the multi-use trail proposed as part of this project to the West Toronto Railpath; the creation of an international design competition; public realm improvements including public art and enhanced pedestrian/cycling connections; and need for proper noise vibration, and safety mitigation to name just a few.

Metrolinx issued Notice of Commencement for the Transit Project Assessment Process (a six month streamlined environmental assessment process) on the grade separation in January 2016. From the very start I have been working with local residents groups, relevant stakeholders, City staff, Metrolinx, and the Provincial government to fight for the best possible outcome for our community, believing that our community deserves no less. To see my previous updates and to find out where



*Touring the Davenport Diamond with Mayor Tory and residents.*

things currently stand, please visit my website at [www.anabailao.ca/davenport\\_diamond](http://www.anabailao.ca/davenport_diamond).

**If interested, I encourage you to attend a public meeting being hosted by Metrolinx regarding this project on April 27 at 6:30pm at St. Sebastian Elementary School (717 Brock Ave).**

## City of Toronto Programs for 2016

The City of Toronto offers assistance to low-income residents, seniors, or persons with disabilities through various municipal programs. To find out more about the programs offered please visit my website at [www.anabailao.ca/TorontoPrograms2016](http://www.anabailao.ca/TorontoPrograms2016)

## Perth-Dupont Library Expansion Final Approval!



*Thanking residents & library staff for their hard work to make this expansion happen.*

I am pleased to report to our community that final approval has been given to include an expanded Perth-Dupont Library in the base of the 299 Campbell Ave development – providing a brand new and significantly enlarged (approx. 10,000 sq.ft.) library for our neighbourhood.

When I think back to four years ago, there was talk at City Hall of closing libraries and reducing library hours. At the same time those discussions were happening, nearly 100 people here in

Ward 18 came together to support expanding one of Toronto's smallest library branches. Together with many involved community members of the Junction Triangle Library Expansion Committee, we have worked towards achieving this important milestone and should be proud of how far we have been able to come from only four short years ago. Toronto Public Library has embraced this expansion project and is supporting this innovative approach to renovate and expand other libraries all across the system.

## Bloor-Dufferin School Lands

Ever since the Bloor-Dufferin TDSB lands were put up for sale by the TDSB in 2013, I have been working hard to try to create a community hub and retain lands for public use on the site. After the sale was deferred last year, I redoubled my efforts to work with our partners and moved a successful motion at City Council asking City staff to develop a community hub proposal for the site.



*Organized a meeting between the TDSB, the City, and the Province to discuss Bloor-Dufferin.*

City staff released a report discussing the concept of a landmark community hub for food and learning. The creation of parkland and the capital expansion of infant and child care spaces would be prioritized as part of any community hub plan and was approved unanimously by City Council. It has been great to see the City, the TDSB, and the Province work together collaboratively and I would like to thank everyone involved for their efforts. We are looking forward to coming to the community with updates on this project in the future.

## MOCA and Art Galleries Choose Ward 18

The Museum of Contemporary Art Toronto Canada (MOCA) will be moving to a new home in the Junction Triangle at 158 Sterling Rd. MOCA has a new name, an ambitious plan, and will initially be occupying five floors of the ten-storey Auto BLDG.

A new neighbourhood is taking shape there, bringing with it new jobs, new affordable housing, a new child care centre, and a new park.

MOCA and the opening of new art galleries across Ward 18 are a great addition to the many



artists, art galleries, and arts organizations who already call our vibrant community home. Welcome to the neighbourhood!

## 640 Lansdowne Ave. Environmental Assessment

As some of you are aware, the TTC owned land at 640 Lansdowne Avenue was contaminated by previous industrial uses from the surrounding area. Following a lengthy legal battle with General Electric, an agreement was reached last year. As a result of my efforts, Build Toronto has commenced environmental investigations in early December 2015 as part of their due diligence to determine

the current situation and next steps. These environmental investigations include the drilling of boreholes, installation of monitoring wells, and soil testing. This site has also been identified as a potential site for affordable housing through the City's Open Door Program. I am looking forward to having community discussions regarding this site later this year.

## UP Express Fares Reduced

Earlier this year, Metrolinx announced the reduction of fares on the UP Express, responding to the calls of our community and the calls of many others across our city. This is a welcome step and something that I know many of you will appreciate. Fares on the UP Express for one and two stops are now same as GO fares, children under 12 years of age ride for free, and there are discounted fares for seniors and students.

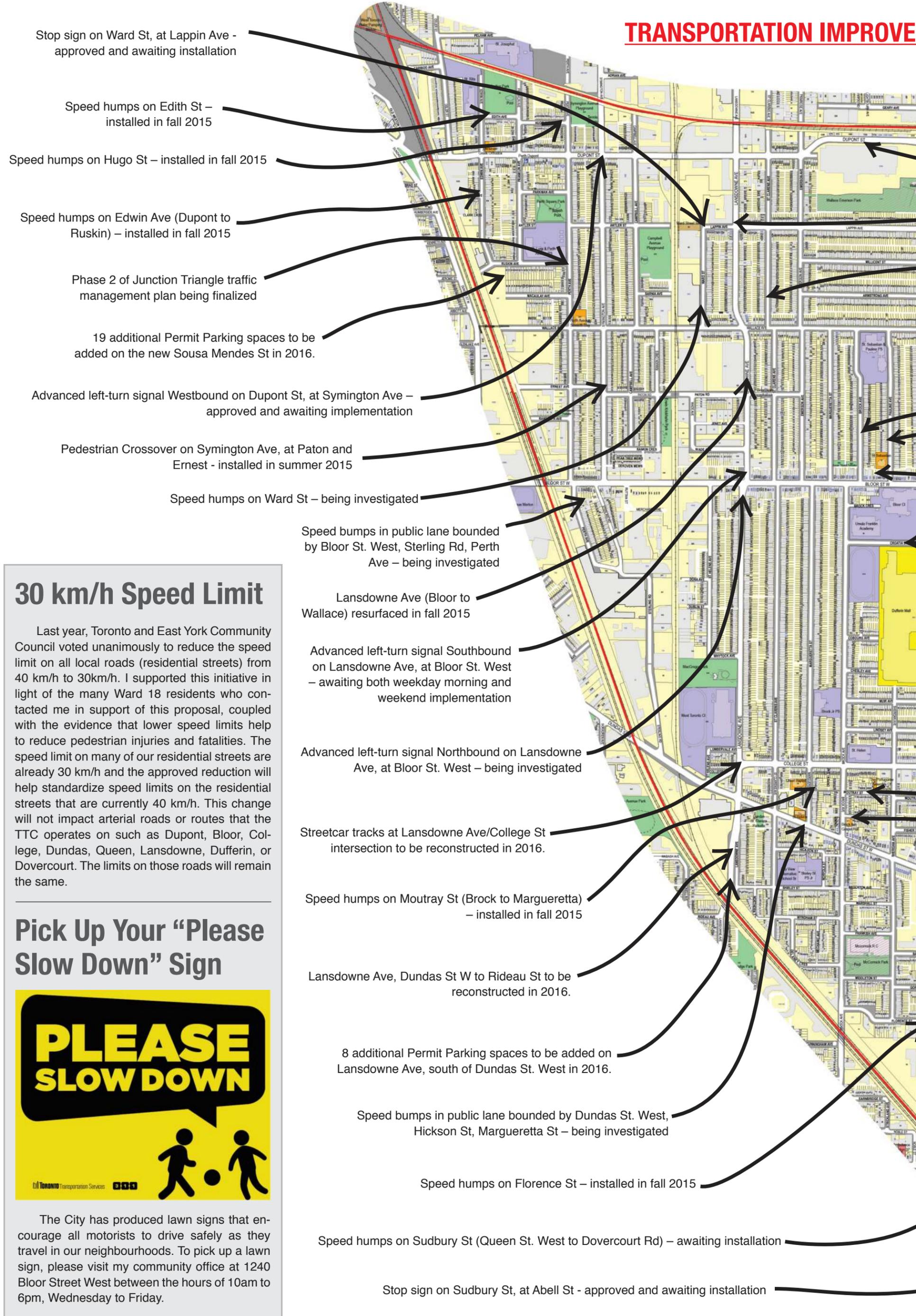
## George Chuvalo Neighbourhood Centre

Toronto City Council has voted to name the new 7,000 sq. ft. community centre being built as part of the 362 Wallace Ave development the George Chuvalo Neighbourhood Centre. Community members have played a major role in defining this centre, from its layout, to the type of programming that will be offered once it opens, and now the name of the centre itself! Many Junction Triangle residents suggested that



the building be named after a famous local, and the idea of naming it after legendary Heavyweight Boxer, George Chuvalo was the predominate choice. Hundreds of petitions were collected and I brought forward a motion to officially name the centre after Chuvalo. Construction of the centre is currently taking place and it will be operated by the Christie-Ossington Neighbourhood Centre upon completion.

**TRANSPORTATION IMPROVEMENTS**



Stop sign on Ward St, at Lappin Ave - approved and awaiting installation

Speed humps on Edith St - installed in fall 2015

Speed humps on Hugo St - installed in fall 2015

Speed humps on Edwin Ave (Dupont to Ruskin) - installed in fall 2015

Phase 2 of Junction Triangle traffic management plan being finalized

19 additional Permit Parking spaces to be added on the new Sousa Mendes St in 2016.

Advanced left-turn signal Westbound on Dupont St, at Symington Ave - approved and awaiting implementation

Pedestrian Crossover on Symington Ave, at Paton and Ernest - installed in summer 2015

Speed humps on Ward St - being investigated

Speed bumps in public lane bounded by Bloor St. West, Sterling Rd, Perth Ave - being investigated

Lansdowne Ave (Bloor to Wallace) resurfaced in fall 2015

Advanced left-turn signal Southbound on Lansdowne Ave, at Bloor St. West - awaiting both weekday morning and weekend implementation

Advanced left-turn signal Northbound on Lansdowne Ave, at Bloor St. West - being investigated

Streetcar tracks at Lansdowne Ave/College St intersection to be reconstructed in 2016.

Speed humps on Moutray St (Brock to Margueretta) - installed in fall 2015

Lansdowne Ave, Dundas St W to Rideau St to be reconstructed in 2016.

8 additional Permit Parking spaces to be added on Lansdowne Ave, south of Dundas St. West in 2016.

Speed bumps in public lane bounded by Dundas St. West, Hickson St, Margueretta St - being investigated

Speed humps on Florence St - installed in fall 2015

Speed humps on Sudbury St (Queen St. West to Dovercourt Rd) - awaiting installation

Stop sign on Sudbury St, at Abell St - approved and awaiting installation

**30 km/h Speed Limit**

Last year, Toronto and East York Community Council voted unanimously to reduce the speed limit on all local roads (residential streets) from 40 km/h to 30km/h. I supported this initiative in light of the many Ward 18 residents who contacted me in support of this proposal, coupled with the evidence that lower speed limits help to reduce pedestrian injuries and fatalities. The speed limit on many of our residential streets are already 30 km/h and the approved reduction will help standardize speed limits on the residential streets that are currently 40 km/h. This change will not impact arterial roads or routes that the TTC operates on such as Dupont, Bloor, College, Dundas, Queen, Lansdowne, Dufferin, or Dovercourt. The limits on those roads will remain the same.

**Pick Up Your "Please Slow Down" Sign**



The City has produced lawn signs that encourage all motorists to drive safely as they travel in our neighbourhoods. To pick up a lawn sign, please visit my community office at 1240 Bloor Street West between the hours of 10am to 6pm, Wednesday to Friday.

**IMPROVEMENTS IN WARD 18**

U-turn prohibition on Dupont St, at Salem Ave – approved and awaiting installation

Dupont St (Lansdowne Ave to Dufferin St) to be repaved

Traffic light on Lansdowne Ave, at Lappin Ave - approved and awaiting installation

Speed humps on St. Clarens Ave (Wallace to Lappin) – being investigated

Traffic light on Dovercourt Rd, at Shanly St - installed in late summer 2015

Shanly St (Dovercourt Rd to Dufferin St) westbound lane to be repaved

Dovercourt Rd (Bloor to Hallam) resurfaced in fall 2015

Speed humps on Brock Ave (Bloor to Wallace) – approved in 2015 and awaiting installation

Speed humps on Pauline Ave – approved in 2015 and awaiting installation

Public lane bounded by Pauline Ave, Brock Ave and Bloor St. West to be resurfaced in 2016.

Road alteration on Croatia St to lessen Dufferin Mall traffic on Brock Ave and surrounding streets

Speed bumps in Bill Cameron Lane (College to Dewson) – approved in 2015 and awaiting installation

Speed humps on Moutray St (Sheridan to Brock) – installed in fall 2015

Speed humps on Atkins Ave – installed in fall 2015

Speed humps on Gladstone Ave (Dundas to Peel) – being investigated

Stop sign on Gladstone Ave, at Peel Ave - being investigated

Traffic light on Queen St. W, at Abell St/Beaconsfield Ave – being investigated

Phase 1 of West Queen West traffic management plan approved in February 2016 and awaiting installation, Abell St to operate in a 1-Way north direction, Lisgar St to operate in a 1-Way south direction, loading zone on Abell St, stop sign on Sudbury St, at Abell St.

Speed humps on Dovercourt Rd (Sudbury St to Queen St. West) – approved in winter 2016 and awaiting installation

Stop sign on Sudbury St, at Lisgar St - installed in December 2015

**Bike Lanes Update**

I have continually advocated for neighbourhood and cyclist safety here in Ward 18, working with residents, businesses, other stakeholders, and City staff to advance key cycling initiatives. I am happy to report that the Argyle St contra-flow bike lane has now been completed from Dovercourt Rd to Gladstone Ave. This lane will connect to the Florence St bike lane via Waterloo Ave and Dufferin St once detailed design work and property negotiations with the TDSB are complete. These improvements are part of the City's strategy to better connect the west end.

In the Spring a traffic signal will be installed at Lansdowne Ave and Lappin Ave. In conjunction with this, a bike lane will be installed on Lansdowne Ave to better connect cyclists travelling from Dupont St to the Lappin and Hallam bike routes.

The City is also proposing a pilot project to install bike lanes on Bloor St W between Shaw St and Avenue Rd in summer 2016 subject to City Council approval. This pilot project is an important step in investing in safer and more accessible cycling infrastructure and it will support cycling as a sustainable commuting option, providing relief to our congested urban areas. I am looking forward to working with residents, BIAs, and other stakeholders as we demonstrate and study the impacts and benefits of bike lanes on Bloor.

I recognize the importance of building a comprehensive cycling network through our city and I look forward to continuing this work as the proposed 10-year cycling network plan comes before City Council this year.



**Bike Share Toronto**

Bike Share Toronto (previously Bixi) was introduced in 2011 and since its inception, it has provided residents with a flexible and convenient way to commute around the City. The year round program generates 700,000 rides per year, and services the downtown core. An expansion of the Bike Share Toronto network has been proposed for 2016. I am delighted to share that Ward 18 has been surveyed in the preliminary expansion planning stages and it is projected that 10-15 Bike Share stations will be installed throughout the Ward. More information will be available in the Spring regarding the station locations. Stay tuned!

## Galleria Mall 1245 Dupont Street

In late 2015, developers Freed and ELAD purchased this property and decided not to proceed with the previously 2004 approved development plans, which allowed for 1,600 residential units in 6 buildings, between 6 and 19 storeys in height, as well as a block of 20 3½ storey stacked townhouses.

The developers hosted an open house in January to obtain feedback from the local community. They have also sought feedback from local community groups, businesses, and organizations on devising a development proposal for the site that fits better with the neighbourhood. To date, many issues have been raised including the need to incorporate independent retail, affordability (both in terms of housing and retail), improved mobility and green space on the site, and the need to preserve the history of the site/neighbourhood. Future community meetings will be held to obtain additional feedback as the application is developed.



Welcoming residents at the Open House.

The developers will be hosting an additional open house to update the community on Saturday May 7, from 11:30am to 3:30pm, at the Galleria Mall.

## Development Updates Available Online

In order to find the most recent and complete updates on developments taking place in Ward 18, please visit my website at [www.anabailao.ca/developments](http://www.anabailao.ca/developments)

## 243 Perth Avenue

The proposal for this site is to amend the Official Plan and the Zoning By-law to permit the conversion of the existing church at 243 Perth Avenue into 26 residential units and construct a new 4-storey building (stepped back at the 4th storey) containing 14 residential units on the existing surface parking lot to the north of the church building. In October 2012, City Council approved the re-zoning of this site. Construction work on site began shortly after; however, the work has been stalled for over 1 year. Final Site Plan Approval for this site has yet to be issued.

## Paradise Theatre - 1006 Bloor Street West

The Paradise Theatre's application for final approval (Site Plan Approval) was received on July, 2014, and is in the final stages of review by City Planning and Heritage Preservation Services staff. The proposal consists of a new second-floor addition of approximately 150 square metres and renovation of the existing space for use as a cinema and restaur-

ant. I have been working with all parties and local residents to ensure that the rich heritage of the site is preserved. The owner is in the process of obtaining a Notice of Approval with Conditions (NOAC), which will allow him to obtain the necessary building permits to begin the renovation/construction work. Work is expected to begin this summer.

## 26 Ernest Avenue

The application proposes 79, 3-storey townhouses, 3-bedroom units on three blocks on the north side of Ernest Ave adjacent to the Metrolinx rail corridor. A total of 100 residential parking spaces are proposed, 92 of which would be located in one level of underground parking and 8 visitor spaces would be located at grade along the pri-

vately owned Elsie Lane extension. City Council approved this application in February 2016. As part of this development, land is being retained by the City for the purpose of expanding the West Toronto Railpath. City Planning staff are currently working with the developer on Site Plan Approval so that construction can begin.

## 440 Dufferin Street

This is an Employment Lands Conversion and Re-zoning Application. The City refused the initial application in August 2014. The applicant subsequently appealed the City's decision to the Ontario Municipal Board (OMB). Through mediation, the applicant, the City, and Active 18 have reached a settlement for the property at 440 Dufferin Street. The OMB approved the settlement in June 2015. The approved plan is for 3 buildings on the site. The southerly building is 12-storeys and the two others are 8-storeys. All the buildings are set back from the Dufferin St property line, and their upper floors are stepped back to minimize their impact. A total of 369 residential units, including 38 3-bedroom units and 81 2-bedroom units, along with 281 parking spaces will be provided on the site. As part the settlement a new 8-storey, 5,550 square meter, light industrial work building will be constructed at the north end of the site, preserving the gross floor area of the employment lands currently on the site. The first two floors of the employment building will be leased to the City at below market rates for 25 years to support a new manufacturing incubator program, with the goal of providing affordable urban manufacturing space for both established and early stage manufacturers.

## The Matador - 466 Dovercourt Road

The owner of the old "Matador Club" originally planned to create a health and wellness centre at the site; however, at a community meeting in January 2015, he announced that he wanted to develop the site into special events venue with a capacity of 806 people. Residents raised several concerns with the new proposal, which included, parking, late closing times, and high patron capacity.

Soon after, the owner applied for a liquor licence and both the City and the Dovercourt College Residents Association objected. At the end of December, 2015, the Licencing Appeal Tribunal granted the liquor licence with the following conditions: alcohol service to end at 12:00 am (Sunday through Thursday), security cameras required on site at all times, lighting at the rear of the property to be added, and a reduced patron limit of 650 people.

## 99 Sudbury Street

The original Zoning Amendment Application proposed a 26-storey mixed-use building containing a hotel, event space, ancillary retail, and residential uses at 99 Sudbury St. At a community meeting in early 2014, residents raised several concerns. In response, City Planning and I worked with a group of area residents and the developer in an attempt to address some of the issues. After a series of meetings and taking the working group's feedback into account, the developer submitted a revised application in December, 2015. The revised application shift-

ed the proposed building westward, reduced the podium height from 22.5 metres to 19.8 metres, increased the sidewalk space from 6.4 to 8 metres, reduced the size of the event space from 1,000 to 515 square metres, reduced the number of hotel rooms from 157 to 101, and the number of residential units from 209 to 190. The revised application also integrated the extension of the West Toronto Railpath. The original proposed 26-storey height remained the same. This revised application is currently being reviewed by City Planning staff.

## 1181 Queen Street West

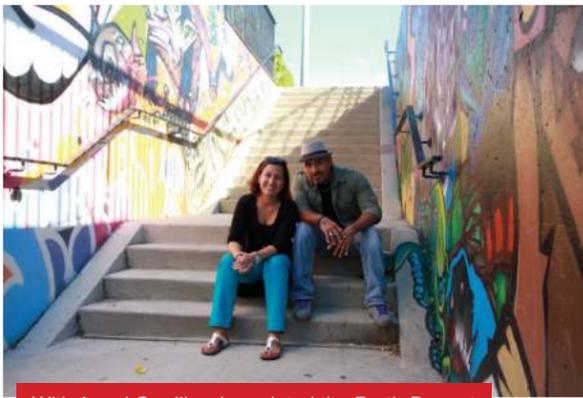
The original Zoning Amendment Application asked for a 26-storey mixed-use building with 239 residential units. Local residents, City Planning and I agreed that this proposal was beyond the local planning context. City Council refused the application in May 2014 and the applicant appealed the City's decision to the OMB. In August 2014, Skale Developments purchased the property (along with the development application and appeal) and decided to create a new development proposal for the site. A revised application was submitted in October 2015 for a 16-storey mixed-use building with 146 residential units. Given the substantial amount of changes, my office and City Planning organized a community meeting in January to update residents on the new proposal and to obtain additional feedback. The application continues to be under appeal at the OMB and both my office and City Planning, along with the local community continue to work with the applicant in an attempt to shape the revised application to better fit with the character of our neighbourhood.

## Street Mural Program

StreetARToronto (StART) aims to develop and increase awareness of street art and its role in adding beauty and character to neighbourhoods, while counteracting the harmful effects of graffiti vandalism. Many of the murals in Ward 18 have been initiated through this program. Eligible property owners may receive up to \$2,000 of direct material purchas-



Another new mural in Ward 18 at St. Helens Ave and Bloor St W secured with the help of my office.



With Angel Carrillo who painted the Perth-Dupont underpass mural with the support of my office.

es for art murals on their property. To participate, the applicant's property must have received a minimum of one Notice of Violation for Graffiti from the City's Municipal Licensing & Standards division and the proposed location for the mural must be clearly visible from a city street. For more information on how to apply, please contact my office.

## Salem and Westmoreland Parkettes Renovations Now Complete

I am excited to inform you that the renovations to the Salem and Westmoreland Parkettes are now complete and the park is now officially open for residents to enjoy. Improvements to the park include new benches, new grass, exercise equipment, musical instruments, and a new playground to name just a few. I hope that you can join me at a grand opening event on May 7th, 2016 at 11am to celebrate this fantastic improvement to our community infrastructure.



## 1<sup>st</sup> Phase of Peel Park to be Completed by Fall 2016

I am excited to update you on a public park that will be created as part of the 11 Peel Ave development. This park will be constructed in two phases in order for Metrolinx to expand the adjacent bridge, which will also form part of the West Toronto Railpath. The north portion of the park, including a water feature and lawn area is projected to be built and opened by Fall 2016. I look forward to hosting an official grand opening in 2017!

## Wallace Emerson Community Centre Renovations Complete

I am pleased to let you know that the roof and pool piping replacement project at the Wallace Emerson Community Centre has now been completed. This major capital repair highlights how important it is for our City facilities to be in a good state of repair to ensure the health and safety of occupants. Regular programming in the pool has commenced and it is available for public use. I hope you and your family are able to enjoy the facilities again.

## West Toronto Railpath Update



Kicking off the start of the annual Railpath Run.

I have great news for those who love the West Toronto Railpath as much as I do! The City has completed an Environmental Assessment to determine a route for extending the Railpath south from Dundas St W. The recommended solution consists of a multi-use trail that will be aligned in the rail corridor under the Dundas St W bridge to Dufferin St and on street and adjacent to the rail corridor from Dufferin St to Abell St on Sudbury St. The route between Abell St and Fort York needs more study and public consultation will be done at a later date. Next steps will include community consultation as part of the detailed design process, which is projected to take place this fall.

For more information and to read the Environmental Study Report (ESR) please visit [www.toronto.ca/westrailpath](http://www.toronto.ca/westrailpath). I look forward to working with the Friends of the West Toronto Railpath and other stakeholders to make this extension a reality for Ward 18.

I also had the honour to unveil the design of the Wallace Ave entrance to the Railpath with many community members late last year. The stairway entrance to the Wallace Ave pedestrian bridge is being re-configured and repairs will be made to the bridge by the City. Following that, planting and landscaping for a redesigned entrance to the Railpath and pedestrian plaza will begin in the spring. This is going to be an exciting change for our community and will be another fantastic legacy piece from the 362 Wallace Ave development.

## Lisgar Park Now Open

I am pleased to report that Phase 1 of a brand new Ward 18 park is now open and residents have already started to enjoy the park. Lisgar Park is located near Queen and Dovercourt and serves the West Queen West neighbourhood. Phase 2 (the area fenced off between the condo building at 36 Lisgar St and the completed Phase 1) is expected to begin in late Spring 2016 as the lands have recently been conveyed to the City. Phase 3 construction will commence in late Spring 2017 on the existing parking lot fronting on Queen St W and directly west of the Post Office. Upon the completion of Phase 2, I look forward to celebrating the official unveiling of Lisgar Park with the community.

**Councillor Ana Bailão and City of Toronto**

**COMMUNITY ENVIRONMENT DAY**

**PRODUCTS AVAILABLE – FEES APPLY**

- Kitchen Container

**NEW GREEN BINS**

- A new style of Green Bin is coming. Residents outside of Scarborough requiring a replacement Green Bin to use until their area receives delivery of the new bins, will be provided with a reconditioned bin. Green Bin exchanges will not be available at Community Environment Days events in Scarborough. Call 311 for more bin exchange information.

**PICK UP FOR FREE**

- Compost (limit one cubic metre per household)

Note: You can recycle plastic shopping bags, foam polystyrene, empty paint and empty aerosol cans in your Blue Bin.

**DROP OFF FOR RECYCLING/DISPOSAL**

- Computer Equipment & Peripherals (e.g., desktops, laptops, hand-held portables, monitors, printing devices, etc.)
- Audio/Visual Equipment & Peripherals (e.g., telephones, cell phones, pda's and pagers, cameras, small TVs, radios, receivers, speakers, tuners, equalizers, turntables, projectors, recorders, DVD players and VCRs, etc.)
- Household Hazardous Waste (e.g., cleaning supplies and solvents, motor oil, paint, batteries, E-cigarettes, old/unused medication, mercury thermometers/thermostats, pesticides, fluorescent and compact fluorescent bulbs, propane tanks, etc.)

**DONATE TO SCHOOLS FOR REUSE**

- Buttons and keys
- Clipboards, corks and cork boards
- LP records, CDs and cases
- Children's books
- Costume jewelry including broken/old watches and clocks with hands
- Yarn and dress-up clothing (e.g. costumes, prom dresses, uniforms, etc.)
- 35 mm cameras and equipment

**DONATE FOR REUSE**

- Yarn, knitting needles, sewing notions, buttons and keys
- Children's books, musical instruments
- CD's, CD cases, 35 mm cameras
- Costume jewellery including broken, old watches
- Arts and crafts supplies (pencils, crayons, markers etc)
- Corks, cork boards, clipboards
- Dress up clothing (costumes, prom dresses, uniforms)

All donated items must be in very good condition

**FOR DROP-OFF**

Please do not bring: construction waste, gasoline, garbage, wood, cassette and videotapes, commercial/industrial hazardous waste and scrap metal.

Call **311**

Visit [toronto.ca/environment\\_days](http://toronto.ca/environment_days)

## Orçamento Municipal de 2016

A Assembleia Municipal de Toronto adoptou um orçamento operacional sustentável e equilibrado de \$10.1 biliões e o seu orçamento e plano capital para 10 anos de \$ 21 biliões. O orçamento tem investimentos estratégicos de prioridades-chave, tais como: redução da pobreza, assistência infantil, nutrição escolar, transportes públicos, habitação social, as artes & cultura, e infraestruturas, para nomear algumas. Muitos esforços têm sido feitos para compensar muitos dos cortes feitos anteriormente – em especial os recentes investimentos nos serviços da TTC de forma a oferecer alívio e ir ao encontro das necessidades sentidas de uma população em crescimento. O orçamento deste ano contém um aumento

do imposto imóvel de 1.3%, que se mantém próximo do valor da inflação e coloca Toronto ainda com o imposto mais baixo de toda a GTA.

Projetando para o futuro, a Cidade irá enfrentar pressões orçamentais sérias, incluindo o que se espera ser um crescimento neutro da land transfer tax, \$22 biliões em projectos capitais sem financiamento, o crescente aumento do orçamento dos serviços policiais, a perda de financiamento de fundos institucionais da Província, entre outros. No meu ponto de vista, é bem visível para todos nós (residentes e políticos de igual modo) a necessidade de reflectir profundamente no tipo de cidade que queremos viver.

Se quisermos uma boa qualidade de vida e sermos competitivos em relação a outras cidades globais, teremos de considerar como nos comparamos em todas as frentes, incluindo as diferentes formas de receita que outras cidades reúnem, assim como, trazer inovação e eficiência na distribuição de serviços. Acredito que esta seja uma conversa séria e real que todos nós precisamos de ter, com os factos e impactos à nossa frente. Espero iniciar esta conversa convosco mais à frente este ano, para que estejamos preparados para tomar decisões que afetarão a nossa comunidade e a nossa cidade no processo orçamental de 2017.

## Atualização sobre o Davenport Diamond

Muitos de vós tiveram conhecimento através dos Media e das atualizações regulares feitas na minha página de Internet do projecto da Davenport Diamond de separação de nível ferroviária proposta pela Metrolinx – uma ponte ferroviária de 3 andares de altura proposta por esta agência Provincial em Março de 2015 de forma a passar por cima do Davenport Diamond perto da Lansdowne Ave e Dupont St.

Reconhecendo que este projeto irá ter grande impacto na nossa comunidade durante gerações futuras, eu movi várias moções em Assembleia Municipal no ano passado de forma a integrar Funcionários da Câmara na avaliação do projeto, apresentando as preocupações da comunidade, e conduzindo a um maior envolvimento do público no assunto. Desde aí, tenho levantado muitas questões e coloquei pedidos para: a criação de estações nesta linha, na Bloor St W e na Lansdowne Ave; a necessidade de ligar a linha de multi-usos proposta como parte deste projeto com a West Toronto Railpath; a criação de uma competição internacional de desenho; melhorias a nível dos espaços públicos, incluindo arte pública e ligações

pedestres/de ciclismo reforçadas; a necessidade de vias de atenuação próprias de ruído e vibração, e de segurança, entre outros.

A Metrolinx emitiu um Aviso de Iniciação do Processo de Avaliação do Projeto de Transportes (um processo de avaliação ambiental simplificado ao logo de seis meses) para o projeto em Janeiro de 2016. Desde o início, tenho trabalhado com grupos de residentes locais, intervenientes directos de relevo, Funcionários da Câmara, a Metrolinx, e o governo Provincial a fim de obter os melhores resultados possíveis para a nossa comunidade, acreditando sempre que a nossa comunidade merece nada menos do que isso mesmo. Para consultarem as minhas atualizações anteriores e para saberem onde a proposta se situa atualmente, por favor visitem a minha página de Internet - [www.anabailao.ca/davenport\\_diamond](http://www.anabailao.ca/davenport_diamond).

**Se for de seu interesse, incentivo-o a assistir à reunião pública que vai ser apresentada pela Metrolinx sobre este projeto no dia 27 de Abril às 18:30 na Sebastian Elementary School (717 Brock Ave).**

## Galleria Mall

No último trimestre de 2015, os empreiteiros da Freed e ELAD adquiriram esta propriedade e decidiram que não iriam prosseguir com os planos desenvolvidos e aprovados em 2004, que permitiam 1600 unidades residenciais num conjunto de 6 edifícios, entre 6 a 19 andares de altura, tal como 20 moradias de 3.5 andares.

Os investidores organizaram uma sessão aberta ao público em Janeiro de forma a obterem opiniões da comunidade local. Também procuraram obter considerações junto a grupos comunitários, ao comércio local, e a organizações a fim de elaborarem uma proposta para este local que se enquadre melhor com a vizinhança. Até à data,

muitas questões têm surgido, incluindo a necessidade de incorporar as atividades comerciais independentes, custos acessíveis (para ambos os espaços residenciais e comerciais), a melhoria em termos de mobilidade e espaços verdes no local, e preservarem a história do mesmo. Futuras reuniões comunitárias irão ser agendadas para se adquirir informações e opiniões adicionais à medida que este projeto se desenvolve.

Os Empreiteiros irão apresentar uma outra sessão aberta ao público para dar conhecimento à comunidade de algumas atualizações sobre a proposta no sábado, dia 7 de Maio, pelas 11:30 às 15:30, na Galleria Mall.

## Programas Municipais para 2016

A cidade de Toronto oferece ajuda a residentes com baixos rendimentos, idosos e/ou indivíduos com incapacidades através de programas municipais:

### Programas de ALÍVIO e/ou CANCELAMENTO DO IMPOSTO IMÓVEL e da ÁGUA

A Cidade oferece assistência a idosos e/ou indivíduos com incapacidades de baixos rendimentos com o custo do imposto imóvel e da água:

- Programa de Cancelamento do Aumento do Imposto Imóvel
- Programa de Adiamento do Aumento do Imposto Imóvel
- Programa de Desconto da Água

### Programa HOME ASSISTANCE da Toronto Hydro para proprietários e rendeiros

Este programa ajuda proprietários e rendeiros a tornarem a sua casa energeticamente eficiente, dispendendo menos energia, tornando-se mais fácil gerir os custos da mesma.

### Programa HOME WINTER-PROOFING da Enbridge

Este programa irá ajudá-lo a manter a sua casa aquecida e confortável durante todo o Inverno, poupando energia.

### Programa Municipal TORONTO RENOVATES HOMEOWNER

Este programa oferece financiamento para idosos de baixo rendimento e/ou indivíduos com incapacidades que queiram efetuar reparações ou modificações tendo em vista a acessibilidade na própria habitação.

Para mais informações, ou para aplicar para estes programas, por favor contacte o meu escritório através do 416 392 7012, ou [councillor\\_bailao@toronto.ca](mailto:councillor_bailao@toronto.ca).



STAY IN TOUCH

Visit our community office located at 1240 Bloor Street West (Corner of Bloor and Margueretta) from 10am to 6pm, Wednesday to Friday.

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T 416-392-7012 • F 416-392-7957 • E [councillor\\_bailao@toronto.ca](mailto:councillor_bailao@toronto.ca)

