

BEDFORD PARK BULLETIN



... your community voice is more important than ever before!

June 2020



AVENUE ROAD & LAWRENCE

First Capital submitted their proposal for this development to City Planning on June 9



The corner of Lawrence and Avenue Road, looking northeast to the proposed development. The drawing includes an image for the new 250 Lawrence condo building further east as well. Image used with permission from First Capital.



AVENUE ROAD & LAWRENCE

BACKGROUND

In December and January we reported on the development at the corner of Avenue Road and Lawrence, and our initial meetings with First Capital (architect) and Bousfields Inc. (planners). Please follow this link if you would like to read our previous reports: <https://www.bprotoronto.ca/category/development>.

In early March, we met to review preliminary plans for the site, just before everything came to a standstill with COVID-19. With things gradually opening up again, First Capital was able to submit their proposal to City Planning on June 9.

PROPOSAL

The proposal is for a mixed-use development integrating retail, commercial and residential units. Here are some highlights of the proposal:

- Two buildings: a 10-story, 175-unit north building roughly on the existing Pusateri's grocery store site, and a 13-story, 280-unit south building encompassing the Starbucks, vet, car wash, Academy School, and low-rise apartment building at 284 Lawrence. The south building will be built first, with the north building to follow later.
- 50,000 square feet of retail space is proposed, on one level in the north building and two levels in the south building. Retail will have continuous store frontage on both major streets, including widened sidewalks for pedestrian safety. Every effort will be made to include all existing retail and commercial businesses into the new site, plus many more, with the exception of the car

wash. This includes the proposed inclusion of Pusateri's.

- In addition to parking for the residents, there will be 150 underground parking spaces designated for shoppers.
- On the side facing Avenue Road, the buildings are terraced back from the street as per the Avenue study. Some subtle architectural details have been incorporated into the design from various nearby buildings namely Havergal College, Lawrence Park Collegiate Institute and the Saint Ansgar Lutheran Church.
- The east, or inner side of the project, offers 9,000 square feet of green space that includes a public park and children's playground. The area is designed to graduate from the front side of the buildings to the neighbourhood homes and buildings on the east side of the project.
- At this point in time, though highly desirable to First Capital, the Royal Lighting business is not currently part of this proposal.



Continuous store frontage along Avenue Road. Image used with permission from First Capital.



AVENUE ROAD & LAWRENCE

TIMING

Summarized below is a very high-level overview of the next steps. *The timings noted are best guesses.* With recovery from COVID-19 still underway of course, everything is subject to change.

To mid July:

- City Staff will review the application to deem it a “Complete Application”.
- First Capital will work with City Planning to get their approval on the wording that will go on the Application Notice Sign.

Over the rest of the summer:

- City Planning will circulate the application to various divisions and agencies, so that they can all begin their review process.

Fall 2020 (at the earliest):

- A Preliminary Report from City Planning will be completed. This will seek approval from the North York Community Council to allow staff to hold a meeting with the community so they can fully learn about the development.

COMMUNITY MEETING

This *Community Consultation Meeting*, when it happens, will be organized by City Planning staff in consultation with Councillor Mike Colle. It will give everyone the opportunity to ask questions and provide input about the proposal. First Capital and the City Planning staff will take all the questions and feedback they hear into their bank of input, and this is what will ultimately inform any changes for a resubmission.

The particular timing and manner of how this meeting will be conducted is unknown at this point, again given COVID-19 recovery, but BPRO will keep you informed as things move along.

ONGOING

BPRO has a good working relationship with First Capital and Bousfields Inc. We have found them to be responsive and caring of the community and respectful of all the input we have provided them to date.

One of the encouraging things that



Looking west, into the east side, or inner side of the development. Privately owned public green space, adjacent to the Douglas Greenbelt will be maintained by First Capital. It includes open green space and a children's playground. Image used with permission from First Capital.



AVENUE ROAD & LAWRENCE

stands this development apart from some others, is that First Capital will remain an owner/operator of the site upon completion. Unlike some developers who take their money and run, it is in First Capital's best interest to build something that works for all of us, that enhances our neighbourhood rather than detracts from it, so that it becomes a vibrant and successful part of our community, for us and for them.

BPRO's focus with First Capital has been on improvement of the Douglas Greenbelt, as well as an emphasis on pedestrian safety and traffic flow. We're encouraged that these have been addressed with considerable investment put towards improvement to the public space and green space. Roads, sidewalks, and parking appear to have been thoughtfully designed with safety and flow top of mind.

We look forward to future meetings with neighbouring resident associations as well as additional meetings with First Capital and Bousfields throughout this entire process. We are likely at least two years from a final approval, with completion of the development several years after that.

FEEDBACK

First Capital's website provides a considerable amount of information. They encourage us, as we encourage you, to review their many application documents and learn more about the development. Please provide your individual feedback, questions, etc. through their website. Someone from the development team will respond to you. The more feedback First Capital receives, the greater the likelihood we will end up with a development that suits the majority of us.

First Capital's website, click on it to learn more and provide feedback:

www.avenuelawrence.ca

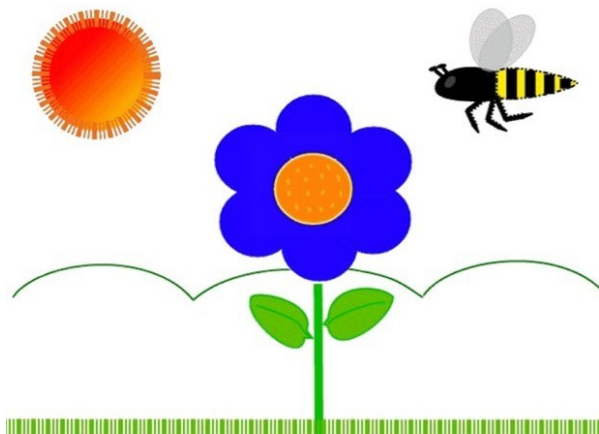


Looking northwest to the south building of the development. Image used with permission from First Capital.



1st ANNUAL GARDEN CONTEST

You're gardening anyway, why not enter?



We have a healthy number of gardeners registered for our contest, but frankly we thought we'd be inundated with responses. We've already seen dozens of lovely looking gardens coming up. There are prizes! You'll be gardening anyway. What's not to enter? We've got volunteers lined up to organize more prizes. If you win, you'll have bragging rights to be the first winner of the first ever Bedford Park Garden Contest! The contest is open to all 2020 paid members. Full details are on our website under *Neighbourhood*. Just drop us an email by June 30 to let us know you're in.



OUR VOLUNTEERS

A HUGE thank you to our volunteers!

A great big thank you to everyone who has volunteered with us this 2019/20 year. We had a great group of people who have taken on so many tasks: from way back when at the Federal Candidates Meeting right up to this summer's Garden Contest. Heck, we even had kids help us with that!

The many tasks included helping at our first Annual General Meeting last fall, preparing and distributing packs of signs and documents, taping signage to utility posts (*and* removing them in a timely manner), distributing 3,500+ door hangers (and removing *them* in a timely manner as well! – special thanks for that to keep the neighbourhood clean and safe!), going door-to-door helping to increase awareness of what BPRO is all about, being our contact with government and developers, getting our communications channels going, taking photographs, baking for frontline health care workers, compiling all the information for our special Community Shop Locally issue in April ... and the list goes on. What matters most to us is that we are nothing without the community involvement of all of you – so a great big

thank you! Many hands make light work and we are grateful to you all.

You know who you are but so we can recognize you specifically, thank you to:

Julie Bondar-Bushra
Carolyn Clark
Siobhan Farrer
Karon Foster
Mark Garscadden
Judy Goddard
Janet Hurd
Steve, Claire & Emily Ilkiw
Anne Jacot
Robert Kennedy
Ava Kitz,
Kathy McConnachie
Jocelyne Mongrain
Michelle Moore
Elisabetta Pisa
Zain Bari Rizvi
Susan Sanderson
Zack Sayevich
Jane Seed
Kathy Stares
Joelle Stromberg
John White and several others who chose to remain anonymous.



VOLUNTEERING

Why do people volunteer?

Volunteering in some way is something that many people enjoy. It can bring all kinds of benefits, from the mental and physical health benefits of moving around, the satisfaction of getting something done, to the positive feelings that come from being of service and connecting to the community. A study quoted by the Stanford Centre for Longevity asked people who do not volunteer why they chose not to. 50% said it was because of lack of time. Another reason for 25% of those was that no one had ever asked. So guess what? Most of us have a little more time these days! And we're asking!

We've had several of our volunteers provide feedback about helping us, this recent one stands out:

This small easy job for BPRO has been such a good way to get to know neighbours, and for the first time in the 20-some years we've lived here, I'm feeling a part of this neighbourhood! Thanks for asking me to help out.

Please get in touch with us at info@bprotoronto.ca and let us know if you're interested in events, communication, writing, distribution, planning, organizing or whatever. If you'd like to step up and feel a bigger part of your community, we'd love to help you do that.



The Ilkew family of volunteers: L-R Claire (age 5) & Emily (age 3). Photo & "labour management" by Dad, Steve Ilkiw.



SOME OF OUR MOST RECENT WORK

A quick recap before we part for the summer

September will be our next newsletter, but there's never much down time for the Board and a few of the other volunteers, even over the summer months. Many of the recent things we've worked on will continue to be followed up on over the summer:

- Cannabis retail applications
- ActiveTO initiative, Jedburgh as a "quiet" street
- Bike lanes, and BikeShare (who are looking to install bike stations on Avenue Road)
- Traffic calming and Avenue Road greening discussions
- Avenue Road & Lawrence development
- and of course, the Garden Contest!

Have a good summer, stay safe, stay healthy, remember to shop locally!!



Photo John Miles



2020 MEMBERSHIP

Is your membership current?

If you have any doubt, please check with us at info@bprotoronto.ca, and we'll get back to you right away.

It goes without saying, just like this year's Garden Contest, last year's Community Yard Sale, advocating at 250 Lawrence or Avenue Road & Lawrence, keeping communication flowing with the Councillor's office, without you, BPRO is nothing. We have no source of funding except for our annual membership fees. We kept these low hoping everyone could support us.

\$40 for adults, \$20 for seniors

Check with us now, or watch for an email reminder from us. Thank you!



COUNCILLOR'S CORNER

Mike Colle, Ward 8

To visit the councillor's website, [click here.](#)

To read his latest newsletter, [click here.](#)

For the Bedford Park Bulletin:

Design & Layout, Writer, Editor: Su Keen
Contributing Writer: Ted Butler

... your community voice is more important than ever before!

1500 Avenue Road, P.O. Box 1373, Toronto, Ontario M5M 0A1

647-560-BPRO(2776)

info@bprotoronto.ca

www.bprotoronto.ca