

# BEDFORD PARK BULLETIN



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

**May 2021**



*Ted Butler, BPRO President, with his dog Rocky Photo Credit: Steve Illkiw.*



## **PRESIDENT'S POINT OF VIEW** **Speaking up for residents**

Meet Ted Butler, the President of Bedford Park Residents Organization. Ted has lived in the neighbourhood for almost two decades and has seen many changes over the years. He stepped up to help resurrect the

dormant association when a major development was proposed virtually on his doorstep. Ted lives next door to the 250 Lawrence West construction site on the old medical building property.

## President's Point of View, continued

"I felt large developments like this would keep happening in the neighbourhood and the character of our community could be adversely affected without a watchdog organization to speak up for residents," says Ted. "Development is inevitable and we realize we can't stop it, but we can work to ensure the City's zoning rules are respected and significant deviations are challenged."

"BPRO is the voice of the community. Without it, we risk being steamrolled by commercial interests."

Ted's business as a construction industry consultant has been an asset in petitioning authorities for development design changes and negotiating with development companies. "Some developers are open to dialogue," he explained. "But that's not always the case. We need to be ready to do our homework and defend the community's interests when necessary."

Condo and commercial developments aren't the only issues in BPRO's sights. Traffic flow, protecting and enhancing green spaces, pedestrian safety, and sidewalk snow clearing are among the community concerns on the organization's agenda.

Ted gets passionate talking about the Douglas Greenbelt. "Cleaning up this derelict ravine so residents can enjoy it is a pri-

ority for me. Our area is park-deficient, so this is important. We'll be pressing First Capital Development to make that part of their plans for the corner of Avenue and Lawrence."

Ted's enthusiasm for the neighbourhood, where his family has owned property since the Sixties, is rooted in the people who live here. "Community engagement is vital," he says. "Events like the Garden Contest and Community Yard Sale bring people together and we hope to organize those activities again this year, if Covid permits. It's people who make a neighbourhood. We want to encourage connection and involvement."

"BPRO's Board members are all volunteers and we couldn't function without them. I encourage any resident with a skill whether it's technology, event planning, communication, property development or public affairs to join us."

"I feel we're at a tipping point in Bedford Park. It's like a seesaw. Developers in one seat and us across in the other seat. The fulcrum is the planning process. We're in the game and putting our weight on the side of what's best for the community. Change can be good for Bedford Park but it's up to us to influence the direction," he concludes.



### UPDATE, 3180 CAMPAIGN We are Bedford Park strong!

Our email and letter campaign about the proposed development at 3180 Yonge Street was a HUGE success. 247 residents sent in their concerns to the City and local councillors.

The May 3 Community Consultation Meeting had 426 people attend, despite the City providing less than two weeks' notice,





## Update on 3180 Campaign, continued

sending out letters with incorrect dates, and not posting meeting information on the building site.

The Community Consultation Meeting was attended by city planner Cathie Ferguson, Jane McFarlane of the Weston Consulting Group representing the developer's numbered company, councillors Mike Colle and Jaye Robinson, architect Richard Wengle, and various other subject-matter experts on planning, traffic and the TTC.



The meeting began with presentations by Cathie Ferguson and Jane McFarlane on the specifics of the building submission, all of which can be found on the City's website, [HERE](#), as well as governing by-laws and policy directives.

It became clear that the developer is looking at 3180 Yonge Street as an extension of taller, high-density construction south of Lawrence, without acknowledging the unique qualities of the low-rise residential neighbourhood of Bedford Park and the existing streetscape of Yonge-Lawrence Village. They mentioned that the building was inspired by the latest in mixed-use urban design in cities such as New York and London, without acknowledging that plunking down such a building on a small

parcel of land in a fragile residential neighbourhood would be wholly out of place.

When the meeting opened to questions and concerns, respondents focussed on school safety, pedestrian and senior safety, the building's excessive height, traffic concerns, and the questionable need to increase density on an already overburdened TTC subway station. The session ended in frustration for the many residents who were not heard.

Councillors Jaye Robinson and Mike Colle also highlighted inherent risks in the approval process — that is, if the City rejects the developer's proposals, the developer can appeal to the provincial Local Planning Appeal Tribunal (LPAT), which Robinson described as “the OMB on steroids.”

This was just the first of a number of meetings that will take place through the long approval process. We will continue to protest against out-of-place high density buildings steamrolling their way up Yonge Street.

The dust is still settling from the May 3 meeting. However, since the City's review process will take months, it's not too late to continue to send emails and letters. Visit our 3180 campaign page [HERE](#) to find out how to send your email.

This may be a long fight, but we can continue to influence the process. Follow BPRO for more info and encourage your friends and neighbours to join. Soon we will share more information about next steps in the City's development process, as well as ways you can continue to have your voice heard. In the meantime, to read the follow-up letters BPRO sent after the consultation meeting, click [HERE](#).

**Did you miss the Community Consultation Meeting?  
You can play a Webex recording of it by clicking [HERE](#).**



## A THANK YOU TO OUR VOLUNTEERS

### We couldn't do this without you!



Photo: Tania Freedman

Our campaign to raise awareness about the 3180 Yonge Street development was a success in part because of our enthusiastic volunteers! We'd like to extend a special thank you to our poster and flyer team:

Anne Jacot  
Carolyn Clark  
Greg Polci  
Janet and Rod Hurd  
Jocelyne Mongrain

Kara Spedding  
Karon Foster  
Kathy Owen  
Kenneth Brocklehurst  
Steve Ilkiw



## MORE VOLUNTEERS NEEDED

### Be a part of the team working for Bedford Park



BPRO is entirely run by passionate volunteers who care about our Bedford Park neighbourhood. With activities ramping up, we're on the hunt for volunteers who can help with these specific functions:

#### Desktop Publishing and Layout

Communications are key to a successful resident organization. We're looking for a volunteer to help with desktop publishing and layout for our newsletter, posters, flyers, and email campaigns. Knowledge of Microsoft Office "Publisher" and MailChimp's design application are required.

#### Administration/Membership Secretary

Engagement driven by 3180 Yonge Street has meant BPRO is growing — which is great news! We're seeking someone who can help with the higher volume of incoming emails, as well as providing admin assistance to our team of membership volunteers.

Please email us at [info@bprotoronto.ca](mailto:info@bprotoronto.ca)  
Subject Line: *Yes, I'd like to volunteer!*



## GARDEN SUITES

Public consultation dates announced for mid-May



As we told you about in our last newsletter, garden suites, also known as granny flats, coach houses or tiny homes, may be coming to Toronto.

The City defines a Garden Suite as “a detached accessory dwelling unit generally located in the rear yard of a detached house, semi-detached house, townhouse, or other low-rise dwelling. It is generally smaller in scale than the main house on the lot and functions as a separate rental housing unit.”

Garden Suites are similar in form and function to Laneway Suites, in which a single-family home that abuts a public lane is allowed to build an additional dwelling. These have been permitted in all low-rise residential zones since the City approved them in 2019 as part of its Expanding Housing Options in Neighbourhoods (EHON) work program. Like Laneway

Suites, Garden Suites are intended to provide new rental housing opportunities within established neighbourhoods.

The City is seeking input from residents of low-rise neighbourhoods on matters such as density, privacy, shadowing, parking implications, and protecting trees and green space.

You can take the City’s Garden Suites survey, click [\*\*HERE\*\*](#). The deadline is June 1.

There will also be a series of virtual Community Consultation Meetings, click [\*\*HERE\*\*](#) to register (scroll the meeting entries, or type “garden” into the search box provided). Meeting dates are:

**May 11: 6:30 - 8:30 pm**

**May 12: 1 - 3 pm**

**May 13: 6:30 - 8:30 pm**



## BEDFORD PARK SNOW CLEARING TRIAL UPDATE

Public information date announced for Eglinton-Lawrence

The City of Toronto has long maintained that residential sidewalk snow clearing was difficult or impossible because their fleet of sidewalk plows is too wide to safely clear narrow sidewalks. Last winter, the City concluded a trial of smaller sidewalk snowplows in nine test areas, including Bedford Park, to see if they could extend sidewalk snow clearing to areas of the city that aren’t included in the City’s winter maintenance program.

**You can learn more by attending a Virtual Public Information Event. It will include a presentation followed by a Question & Answer session.**

**Date: Monday, May 17**

**Time: 7 - 8:30 pm**



## Snow Clearing, continued



Photo: City of Toronto website

For more information on the trial, and to register, you can visit [HERE](#). Trial results will be presented to a Committee of City Council for consideration later this month.



## MEMBERSHIP

**Please join us today**

If you are currently a subscriber to this newsletter but haven't yet joined as a paying member, now is the time. Because we're entirely volunteer-run and we work to keep expenses low, membership is just \$40 per household for adults / \$20 for seniors. Your membership dollars will help us continue to fight 3180 Yonge Street, as well as to share important local information and create events that enhance life in our neighbourhood.

Please click [HERE](#) to join us today.



## THEN & NOW 100 year difference!



Photo: Toronto Digital Archives

**1920**

Yonge Street at Yonge Blvd. in 1920. Standing in the same location in 2021, looking north towards York Mills Road, with Sheppard Avenue showing in the distance. The snowy, muddy road in 1920 bears little resemblance to the Yonge Street of today, 100 years later.



Photo: Karon Foster

**2021**

## COUNCILLOR'S CORNER

**Mike Colle, Ward 8**

To visit the councillor's website, [click here](#) where you can sign-up to receive his latest newsletter.

### For the Bedford Park Bulletin:

Design & Layout, Editor: Su Keen  
Writers: Karon Foster, Tania Freedman,  
Maureen McCandless

**... 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](mailto:info@bprotoronto.ca)

[www.bprotoronto.ca](http://www.bprotoronto.ca)