



# Bayview Village Association Newsletter

FEBRUARY  
2013

Working Together to Shape the Future

[www.bayviewvillage.org](http://www.bayviewvillage.org)

## From jane's desk

I wanted to thank everyone for all their hard work these past few months on all the various initiatives that your Bayview Village Association has undertaken. In this month's newsletter we have details from the Environment Committee, MAGA Committee and an update from our '1200 Sheppard Sub-Committee' which is so involved with opposing the enormous over-development at Sheppard and west of Leslie. Please take the time to read the reports – and get involved.

*Jane*

JANE ROBERTSON PAST-President

## BVA ENVIRONMENT COMMITTEE TOP PRIORITY:



The Environment Committee traditionally organizes the Bayview Village Spring Cleanup of our neighbourhoods and the tributary ravines and conservation areas. In the Fall of 2012 we took a hard look at all of the activities that go on in the village that impact the environment and health of our citizens. A white paper was prepared that identified sources of Air, Water and Noise Pollution (which usually comes to mind) but also Visual Pollution (unwanted signs, litter), Light Pollution (floodlights, upward directed lighting), Habitat preservation in Ravines and Parks (illegal dumping, massive erosion of waterways, invasive species, etc).

Your BVA executive committee agreed that **Air pollution, specifically the emissions from 2 cycle engines (the type that burn a mixture of gasoline and oil) as the highest priority based on the very real threat to the health of every one of us.** Most 2 cycle engines in service today do not burn 30% of their fuel, these raw Volatile Organic Compounds (VOC's) along with the oil spew out the exhaust into the atmosphere. We have calculated that 70% of these emissions (7,600 litres per year in Bayview Village) come from contractor operated gasoline fired leaf blowers. That sickening sweet smell from a leaf blower means you are ingesting high doses of toxic VOC's, some are known carcinogens, and many are responsible for the formation of smog. Our noses cannot detect most VOC's below 500 parts per million (ppm) concentration in air, yet the Ontario Ministry of Labour has a workplace maximum 15 minute exposure limit of only 2.5 ppm on such carcinogens. Smog and VOC's exposure is directly attributed to asthma, heart attacks, other lung diseases and cancers. Young children who breath in much more air per unit of body weight and the elderly are most affected.



Many municipalities in California have taken the lead legislating bans on leaf blower use within city limits (Los Angeles, Santa Monica and Santa Barbara are among them). There are 400 municipalities in the US with bans or restricted use on leaf blower operations. So far in Canada Vancouver has regulations but a 2007 attempt to do so in Toronto was not passed by City Council, the same council that banned plastic grocery bags in 2012.

BVA has a plan on how we can dramatically reduce emissions. We will be rolling out elements of the plan in 2013 via newsletters, our website and door to door flyers. In a non legislated environment, homeowners will have to decide whether they wish to help the community achieve these goals. Our plan is driven by BVA's recently drafted Environmental Health and Safety Policy which reads:

***BVA is committed to fostering a Quality of Life in the community that is second to none in Canada. Our top priority is to create awareness and encourage active involvement of community members, contractors and governments to ELIMINATE threats to safety, health and security in our neighbourhoods and surrounding natural habitats and through our actions influence like improvements in the GTA.***

**BVA Environment Committee has a plan to improve your environment: Stay tuned!**

## **1200 SHEPPARD EAST AMEXON PROPOSED DEVELOPMENT UPDATE BY ERIC BRISTOW**

### **Latest update and key issues**

- At the Nov. 22, 2012 Ontario Municipal Board (OMB) Preliminary Hearing, **Amexon presented an amended proposal reducing their proposed density by 15%...so our opposition is already starting to make a difference, however, for their amended proposal:**
  - **Density is still very excessive...90% above maximum** for this site per the City Official Plan, with nearly 1800 condos. Proposed density significantly exceeds other sites in the area.
  - **Towers are still significantly too tall...**with 5 towers of 21, 27, 39, 39, 39 stories, set on three 6 to 8 storey podiums, **nearly twice as tall as tallest buildings in the area, north of Sheppard.**
  - **Significant shadowing on homes** and tall towers overlooking the Village.
  - **Increases already congested traffic** on Sheppard, and at both Leslie and Bayview.
  - **Increases the load on local utilities and facilities** such as storm and sanitary sewers, roads, hospitals, clinics, libraries, recreation areas, parks, shopping, parking etc.
  - **Increases the loading on East Don Ravine and Parklands**, contributing to further degradation.
  - **Will set a new precedent of much greater heights and densities** in our community, impacting future developments along the Sheppard Subway Corridor, and north of Sheppard.

### **BVA's Strategy and Action Plan - Your volunteer BVA, hard at work on this issue since early 2012**

- BVA is a 'party' to the OMB Hearing (starts in June), opposing the development as proposed.
- BVA has hired a lawyer to represent us, and is hiring experts to build and support our case.
- Been conducting a major fundraising campaign to pay for this legal and expert support.
- Networking with the adjacent Bayview Village communities for their support and donations.
- **BVA has a solid and secure process in place to ensure that your donated funds are well managed and put to effective use, for this purpose.**

### **What can I do to help?**

- If you have donated, again thank you. If not, **we need you to step forward and make donations**, to support our legal opposition, but also to support those of your neighbours who have taken us half way to our financial goal.

**Our requested donation contribution is \$200 per household.** We understand that people are in different financial situations...some have already donated more and some less

**Cheques should be payable to 'Bayview Village Association':** Please write your name, address and phone number on the back of the cheque, and "1200 Sheppard" on the memo line.

**Cheques can be mailed to:** BVA, Bayview Village Postal Outlet, Box # 91065, 2901 Bayview Ave., Toronto, ON M2K 2Y6, **OR drop off at:**

• 23 Arrowstook Rd	• 14 Viamede Cres	
• 1 Clarinda Dr	• 15 Morewood Cres.	• 60 Sumner Heights

**For further information please contact:** • Eric Bristow: 416-221-5155, [bristow4@sympatico.ca](mailto:bristow4@sympatico.ca) • Poonam Jain: 416-222-8365, [2boysmom@rogers.com](mailto:2boysmom@rogers.com) • Jane Robertson: 416-226-1390, [jroberstson@rogers.com](mailto:jroberstson@rogers.com)



## **BVA MUNICIPAL AND GOVERNMENT AFFAIRS (MAGA) REPORT BY DAVID MAGILL Page Avenue Subdivision (now called Craffhouse)**

Construction is about to begin on this subdivision. Street light installation for the new cul de sac will be completed in January. Construction of 3 houses fronting Page Ave is planned within the next month or so and will take approximately 5 months to complete. The builder plans that construction access to these lots will be from within the site (via the cul de sac) so that the sidewalk along Page should be open at all times. Depending on sales construction of remaining homes will begin in the summer.

Pre-sale of homes is underway. A letter from the subdivision's sales agent describes the projects as follows: "These homes range from just over 3000sf to almost 5500sf, and present exceptionally elegant, modern designs. They feature 4 and 5 bedrooms, premium architectural finishes throughout, 2 car parking and remarkable attention to the connection between the interior of the home, and the exterior space".

### **Redevelopment Application to 591&593 Sheppard Ave. E (site of Evangelical Presbyterian Church)**

Liberty Developments submitted a redevelopment application recently. Planning staff are preparing a report to go to North York Council.

The application is for a mixed-use development consisting of two buildings: a new church building on the southeast portion of the site to replace the existing church; and an L-shaped building, with ground floor retail space fronting on Sheppard, that would step up from 8 storeys along Sheppard frontage to 10 storeys along the west property line. The gross floor area of the proposed development will be 17,480 sq. metres (184,380 sq. feet) resulting in an overall density of 3.75 FSI.

Two major problems from an initial scan of the proposal: height of the building along Sheppard, and the density of the development.

### **Villaways Development Application**

This is the community housing townhouse site on the west side of Leslie, near the Leslie/Nymark intersection. The Toronto Community Housing and Tridel have submitted two applications to redevelop this site. The revised plan is marginally better than the original proposal. The BVA opposed the revised development in an August 22 letter to North York Community Council.

This development is not in our ward and the public consultation was hosted in the adjacent ward. MAGA attended the consultation. It was a full house with strong opposition to the revised proposal.

"High-level" discussions to arrive at a mutually-acceptable compromise are now ongoing. The city planner for this file does not expect to submit another report to NYCC before April/May of this year.



### **NEIGHBOURHOOD WATCH - BY RON CHOI**

#### **REMINDER FROM TORONTO POLICE SERVICES:**

"Now that winter is fully entrenched with the snow firmly on our roadways, let's make sure that we exercise our winter driving skills by making sure that you:

**DRIVE ACCORDING TO ROAD CONDITION NOT NECESSARILY THE SPEED LIMIT."**



### **LEAF: TAKING ORDERS FOR NATIVE SPECIES AND BACKYARD TREES**

[www.yourleaf.org](http://www.yourleaf.org)

LEAF is a not-for-profit organization dedicated to the protection and improvement of the urban forest. Since 1996, LEAF has actively engaged residents in urban forest stewardship through:



- Planting - subsidized Residential Planting Programs and hands on public projects

- Education - guided tree tours, presentations and workshops
- Training - Tree Tenders Volunteer Training Program We are currently taking orders for spring 2013 shrub deliveries.

LEAF deliver shrubs to locations within Toronto and York Region for \$25 each. This price includes mulch and delivery for orders of three or more shrubs (for fewer than three shrubs, a delivery fee of \$15 per order applies). Eastern white cedars are also available for \$50 each. Please note that shrubs are 1-2 feet in height at time of delivery, while eastern white cedars are 3-4 feet.

Planting is available for an extra \$20 per shrub or cedar. Planting service is also available for an extra charge of \$20 per shrub/cedar, to a maximum of 2 shrubs/cedars planted without a consultation. If you are interested in this service, please let LEAF know when placing your order.



LEAF also offer a Full Service **Backyard Tree Planting Program** to all residents of the City of Toronto. The approximate cost of this program is \$150 to \$220 per tree and includes a site consultation in your yard with an arborist, a five to eight foot tall tree and full planting service.

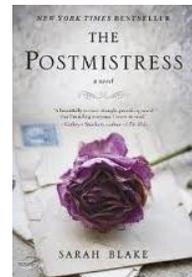
Contact LEAF at 416.413.9244 or by Email [info@yourleaf.org](mailto:info@yourleaf.org)

## YOU WON'T BELIEVE WHAT IS GOING ON IN THE VILLAGE

### • BVA BOOK CLUB - MONDAY, FEBRUARY 18 AT 8 PM: LOCATION: 42 PALOMINO

Our February 2013 book is *The Postmistress* by Sarah Blake. It is the tale that takes place in 1940. Iris James is the postmistress in coastal Franklin, Massachusetts. Iris knows more about the townspeople than she will ever say, and believes her job is to deliver secrets. Yet one day she does the unthinkable: slips a letter into her pocket, reads it, and doesn't deliver it. Learn more about how this story 'envelopes' the town....

For information contact Jane Robertson 416-226-1390 or [jrobertson@rogers.com](mailto:jrobertson@rogers.com)



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|----------------|--|
| March 18, 2013 | <b><i>The Sweetness at the Bottom of the Pie</i></b> by Alan Bradley at 38 Citation        |
| April 15, 2013 | <b><i>A Complicated Kindness</i></b> by Miriam Toews at 53 Citation                        |
| May 13, 2013   | <b><i>The Last Crossing</i></b> by Guy Vanderhaeghe at 23 Restwell                         |
| June 10, 2013  | <b><i>Payback: Debt and the Shadow Side of Wealth</i></b> by Margaret Atwood at 1 Clarinda |

### • IT'S MY SPECIALTY: TUESDAY, FEBRUARY 26<sup>TH</sup> AT FOREST GROVE UNITED CHURCH

The last of three cooking demos in the series, *It's My Specialty*, is scheduled for Monday, February 25th, at Forest Grove United Church at 7:00 PM. The theme for this evening's demo is "Cooking Breakfast" (a great chance for the men chefs to shine!). It promises to be another fun, learning experience with samples for tasting, lucky draws, plus tips and recipes to take home. There is no charge to attend but donations (cash and/or food) for the North York Harvest Food Bank will be accepted.

Cooks or not, everyone is welcome but let us know if you plan to attend so we can save a seat for you. Contact either Phyl Barrow 416-229-0512, [pmobrien@sympatico.ca](mailto:pmobrien@sympatico.ca); or Jean Probyn 416-222-4033, [jean.probyn@rogers.com](mailto:jean.probyn@rogers.com).

### • SING 'N SPELL: SAT MAR 16, 2013 AT BAYVIEW VILLAGE TORONTO PUBLIC LIBRARY:

From 2:00 p.m. - 3:00 p.m. Join Cindy Cook from Polka Dot Door! 60 mins

A musical participation concert using puppets, songs, spelling games, dancing, riddles and different languages to show children of all ages that reading is FUN!

Follow us on twitter: [@BVAssociation](https://twitter.com/BVAssociation)

Check our website at: [www.BayviewVillage.org](http://www.BayviewVillage.org)