



## This Week in the Annex:

April 20, 2022

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### AGM Tomorrow: 7:00 pm

In the old days, folks could just walk in to the AGM wherever it was being held. But now that we're on Zoom we need you to register in advance. So if you haven't done so already, just [go to the events page](#) on our website to rsvp, and we'll send you the link for the meeting: Thursday April 21 at 7:00 pm.

Just a quick heads up -- please do not forward this Zoom link to others. If you have family or friends who would like to attend the AGM, ask them to register personally. This will ensure that they are admitted to the meeting.

The Zoom site opens at 6:45 so that early arrivals can have a chance to see and chat with their neighbours. And if you want to do some advance preparation, we've also [posted the meeting documents](#) on our website.



### There's Something Missing Here

Many of you will have already seen a copy of the most recent [Annex Gleaner](#) and spotted the eye-catching [centre foldout](#) of development projects on our

doorstep. It was a pretty breath-taking, jam-packed pictorial as you can see from the icon below. No doubt about it. There's a lot of development in progress.

**DEVELOPINGS**  
Developments on your doorstep

New and continuing developments in the Annex

**100 REPORT 01** - The West Group announced a concept for the development proposed near the bus park. The proposed 2.5-acre mixed-use building with residential and commercial space has been approved by the City of Toronto. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 02** - Another historic condo development by First Development. This one will sit on Dupont Street just west of Spadina. The 100-unit project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 03** - A proposed 11-story mixed-use building with 150 residential units on the north side of Dupont Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 04** - An 8-story office building with 100,000 sq ft of office space and 100 residential units on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 05** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 06** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 07** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 08** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 09** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 10** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 11** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 12** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

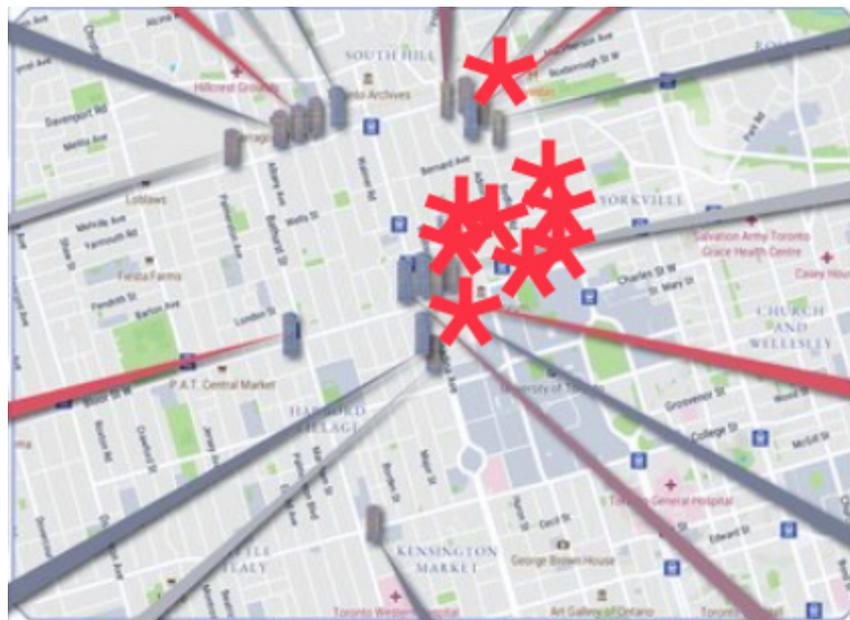
**100 REPORT 13** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 14** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 15** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

**100 REPORT 16** - A 10-story mixed-use building with 100 residential units and 100,000 sq ft of office space on the east side of Spadina Street, east of Fleet Street. The project is currently in the planning phase and is expected to be completed in 2023.

Still, hard to believe though it may be, that's not nearly the whole story. The fact is, the article omits nine – count 'em – nine other developments right on our doorstep. The red asterisks below superimposed on the *Gleaner* map start to tell the tale.



### Telling the Whole Story

First, a bit of background. Last winter, our Planning and Development Committee prepared a comprehensive list of 16 pending development projects

in the Annex for the *Gleaner*. The list came complete with descriptions and commentary, and you're invited to read the [full document here](#).

But in case reading those 16 comprehensive entries is too daunting, here's a quick re-cap of the missing half. These are the eight sites our P+D volunteers commented on but were not included in the *Gleaner* spread:

### **145 St George Street**

Demolishing the existing 12-storey apartment building and replacing it with a 29-storey residential apartment building with a total of 341 residential dwelling units

### **208 Bloor Street West**

Squeezing onto the site a 28-storey mixed-use building containing 46 dwelling units, some commercial space and 12 parking spaces in one level of underground parking

### **210 Bloor Street West**

Through an LPAT decision overruling City Council allowing a 29-storey residential tower, comprising 42 two-bedroom units with 81 parking spaces

### **1109 Bathurst Street**

Building a modest 9-storey self-storage facility

### **224-234 Davenport Road (Northwest corner of Ave and Dav)**

Erecting a 35-storey mixed use tower with 355 residential suites and 375 sm of grade related retail space

### **110-116 Avenue Road**

Located in the East Annex Heritage Conservation District, seeking to permit a 9-storey mixed-use building containing 44 dwelling units

### **19 Spadina Road**

City led discussions to convert the existing "Green P" parking lot into much needed Indigenous housing

### **University of Toronto Site 1**

Developing a mixed-use complex featuring 2 towers to include 600-700 residential units plus ancillary, commercial, and academic space and a central electrical distribution plant

## And That's Not All Folks

Besides the 8 Annex sites already covered in the *Gleaner* and in addition to the 8 sites listed above, there are 3 other significant projects on the horizon. Most notably, the proposal for **10-14 Prince Arthur Avenue** has been approved and is going forward, while developments at **38 Walmer Road** and **171-175 Lowther Avenue** are both in the early planning stages.

The message here is that there's an exponential amount of development planned for the Annex. There's simply so much in the works that the *Gleaner* was unable to capture it all in its pictorial essay.

## Seeking a Fine Balance

To this day, the Annex has maintained its position as one of Toronto's truly livable neighbourhoods, housing an increasingly diverse range of residents and boasting the whole gamut of housing types.

In that context, the goal of our Planning and Development Committee is to embrace measured growth. Our volunteer committee of planners, architects, and design consultants devotes countless hours to monitoring proposals as they flood in to City Hall. Their aim is to create and promote a forward-looking plan that allows for some reasonable development while at the same time protecting and enhancing the community's cherished qualities.



Uno Prii's fanciful gem, *The Vincennes*, surrounded by generous green space is one of the hallmarks of our community.

## Notes and Queries

### Community Clean Up Day

As the weather improves and more of us venture outside, it's time to think of spring cleaning our neighbourhood. Councillor Layton has declared this Sunday April 24 *Community Clean Up Day*. Residents are invited to meet just across from the Annex at Vermont Square Park at 11:00 am. (You can read the details by [clicking here](#).) But if you'd prefer to volunteer closer to home in one of our Annex parks or boulevards, why not put on your gloves, grab a garbage bag, and see what you can collect in just 30 minutes? Send a photo of your haul to [info@theara.org](mailto:info@theara.org) and we'll print the most impressive.



## Here We Go Again!

Poor old Dupont Station. The TTC renovation and addition of an elevator were many long years in the making. Then we had the months' long shutdown to refurbish the south side escalators. And now, it seems, we are about to lose access to our brand-new street-level elevator.

According to the TTC notice, the move is to replace glazing panels and, more ominously, "to address other deficiencies." It's going to require once again closing a lane of traffic on Spadina Road. The bus stop will have to be temporarily relocated. And the Wheel-Trans stop will be suspended during the work. You can read the [formal public notice here](#). Dates TBA.



## The Modern Way

It truly boggles the mind to consider that most of the Annex houses were built by men wielding wheelbarrows and shovels using materials delivered by horse and wagon. The sheer physical labour involved is astonishing to contemplate. Flash forward to 2022. Just what would those early 20<sup>th</sup> century workers have made of the monster contraption recently spotted delivering concrete to an Admiral Road back yard?



## Should Noisy Leaf Blowers Be Banned?

And while we're talking about modern solutions to old fashioned labour, this very day – Wednesday April 20 – is the last day you have to officially share your views on banning gas powered leaf blowers in Toronto. The City invites you to [share your thoughts](#) on restricting not only two-stroke leaf blowers, but also noise from other small-engine equipment and vehicles. Also under discussion: the potential use of automated noise enforcement and noise radar technologies.



Back in 2019 Paris began testing noise radar technology that can identify loud vehicles and ultimately ticket them.

REUTERS/Charles Platiau <https://www.engadget.com/2019-08-31-paris-noise-radar.html>



The Annex Residents' Association is a volunteer organization of residents committed to improving and preserving the distinctive character of our neighbourhood. Our strength depends on our base of support in a well-informed community.

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The Annex Residents' Association