

City Councillor

Kristyn Wong-Tam

WARD 13 · TORONTO CENTRE



On the tip of my Yonge

*ACO Toronto 2019 Heritage Symposium
Toronto's Disappearing Main Streets:
Buildings and Businesses*

April 6, 2019

January 3, 2011

Mysterious fire guts Toronto heritage building



the **Eyeopener**

SIX-ALARM FIRE AT
OLD SALAD KING





TORONTO STAR

News • City Hall

City hall rookies 2010: Kristyn Wong-Tam



386 Yonge Street

**Forget the CN Tower, Toronto.
The Aura condo is the city's
newest landmark.**

*There's a new landmark in town at the corner of Yonge and Gerrard and its name is Aura. Rising 78 storeys —soon to be Canada's tallest residential building— **the Aura condo is suddenly the most dominate thing between Queen and Bloor Streets**, a tent pole between two other highrise clusters.*

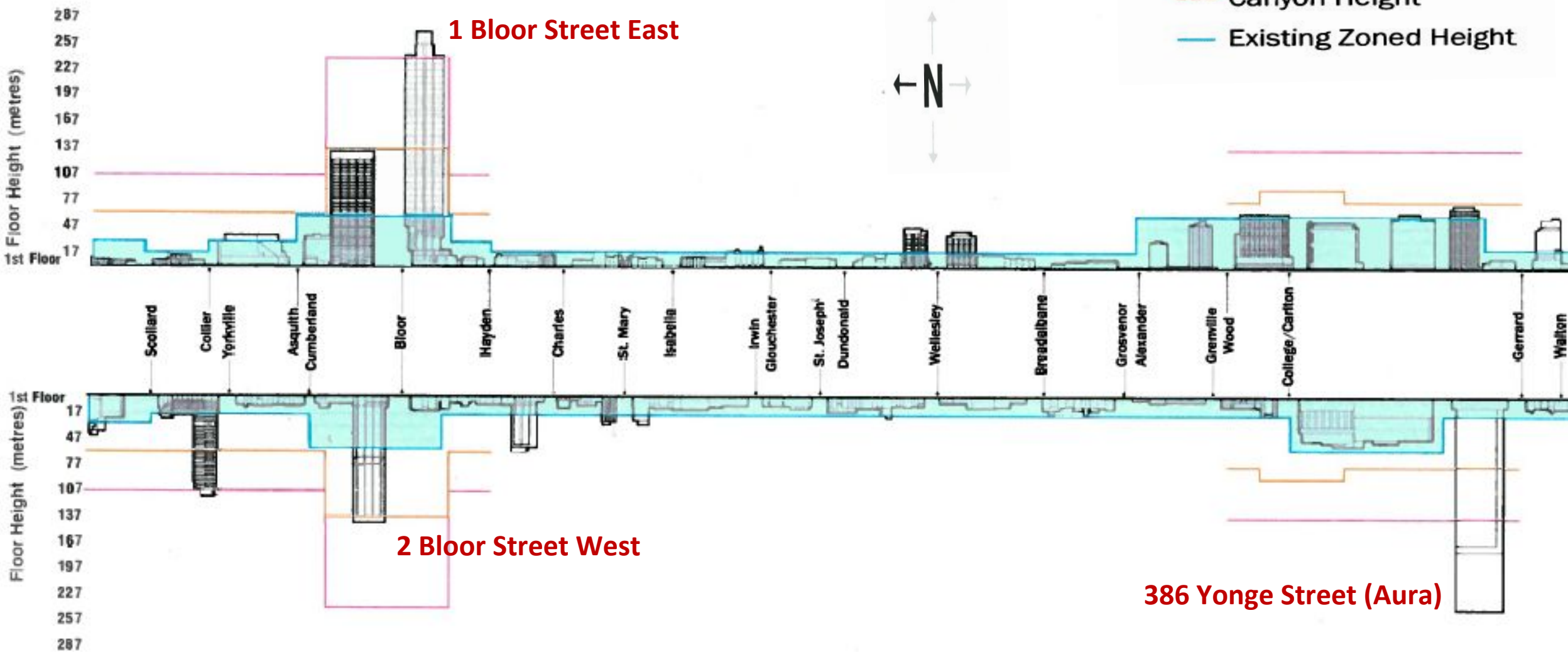
Shawn Micallef, Oct 4, 2013
Toronto Star columnist

Image from Canderel Residential



Cross section of existing and approved buildings fronting High Street

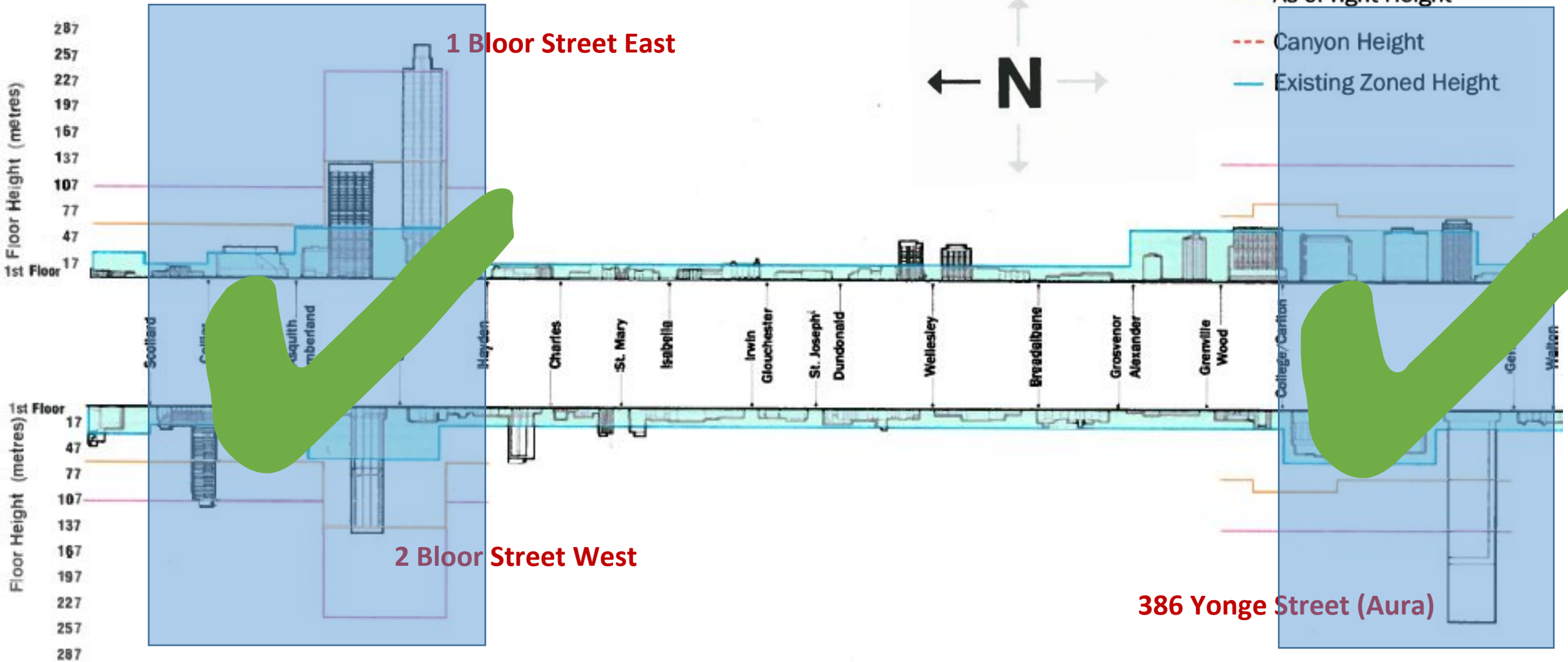
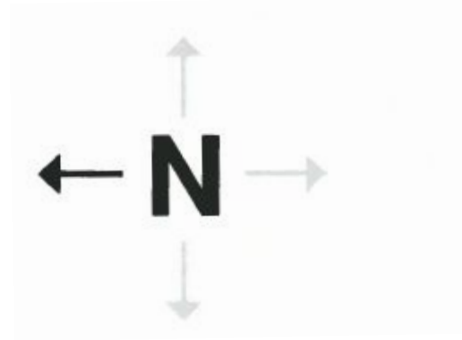
- Maximum Height
- As-of-right Height
- - - Canyon Height
- Existing Zoned Height



Source: *Tall Buildings: Inviting Change in Downtown Toronto* (2010)

Cross section of existing and approved buildings fronting High Street

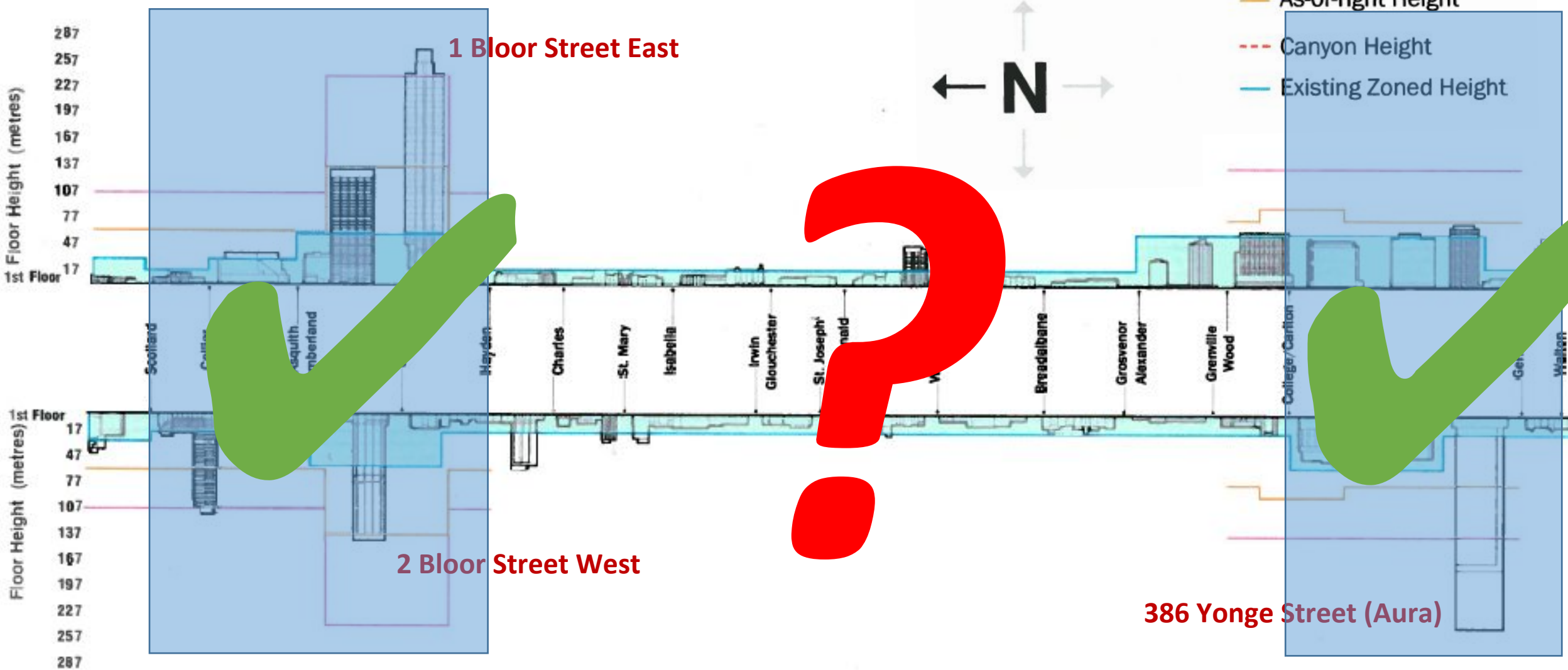
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Cross section of existing and approved buildings fronting High Street

- Maximum Height
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Source: *Tall Buildings: Inviting Change in Downtown Toronto* (2010)



GOOD FOOD
MADE IN CHINA

RESTAURANT
KOREAN GRILL HOUSE
HOTEL

KOREAN GRILL HOUSE
ORIGINAL
SABUK ORILL

saloon

saloon

HOTELS
ENTERTAINMENT

ZANZIBAR

MAN OF THE MONTH
THE PARTS

Manulife

MURPHY
PERFECTION





Yonge

Yonge

Slater's
Queen
Avenue

Queen

Queen

DOWNTOWN

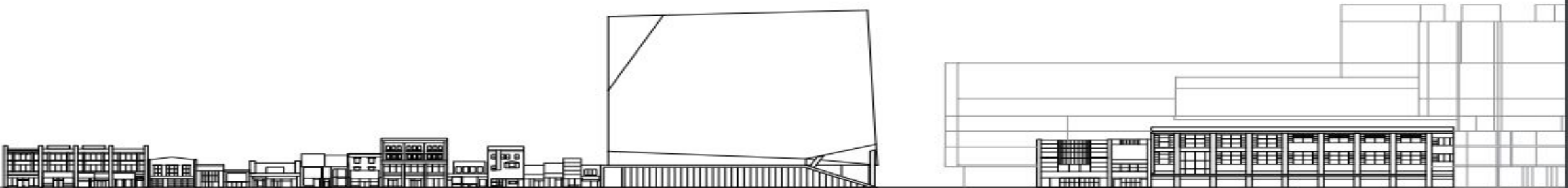
DOWNTOWN

“Alright, we’ll do it ourselves.”

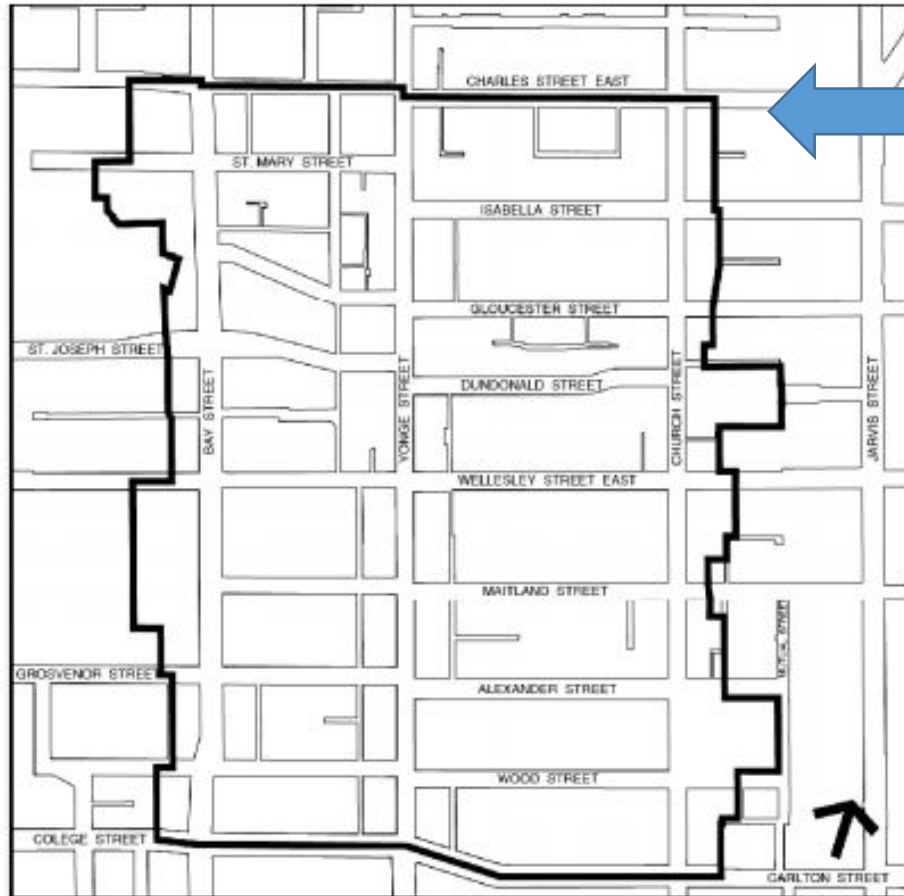


YONGE STREET PLANNING

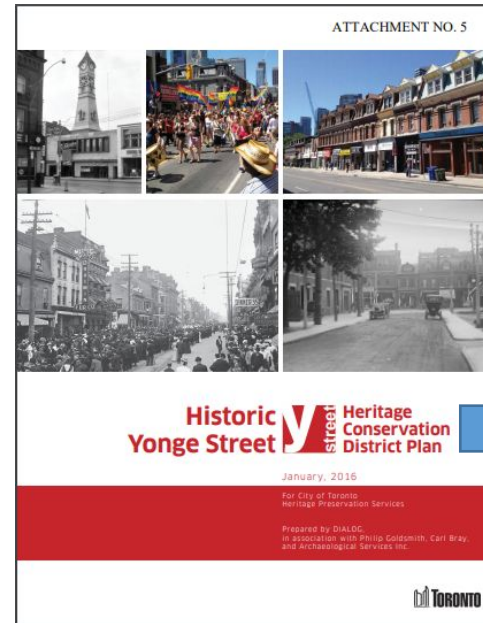
KPMB ARCHITECTS • GREENBERG CONSULTANTS INC
FINAL REPORT - JUNE 2011



The City follows...



North Downtown Yonge Site and Area Specific Policy 382 (2016)

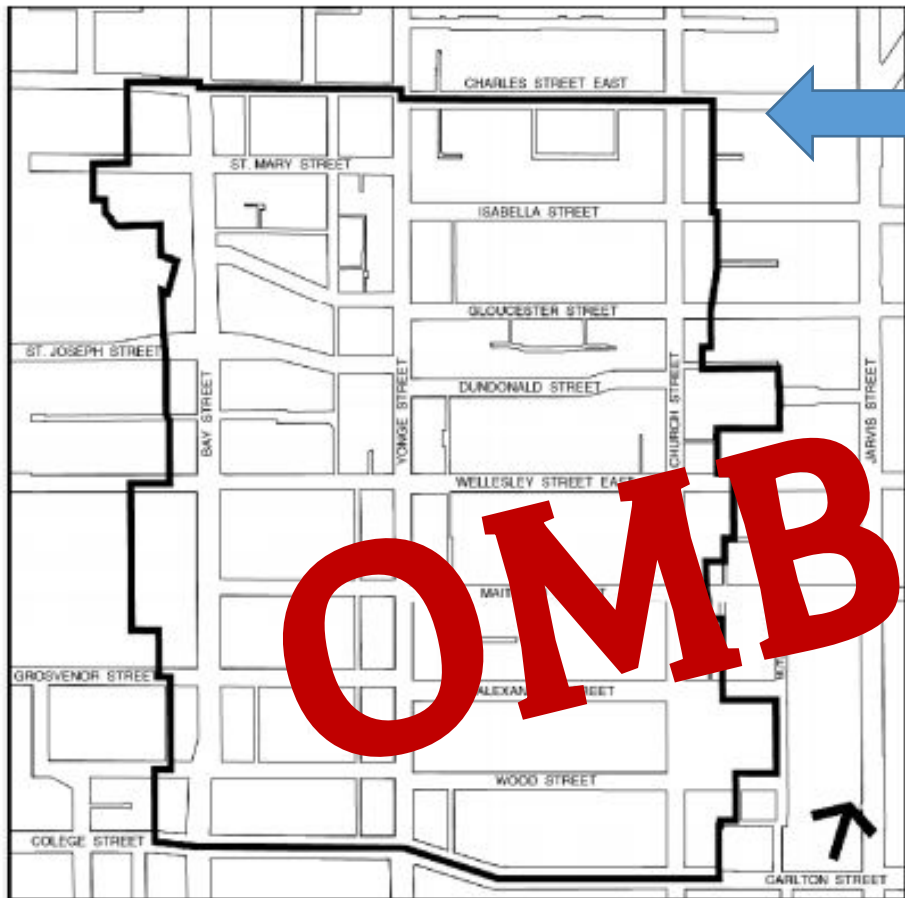


Historic Yonge Street HCD(2015)



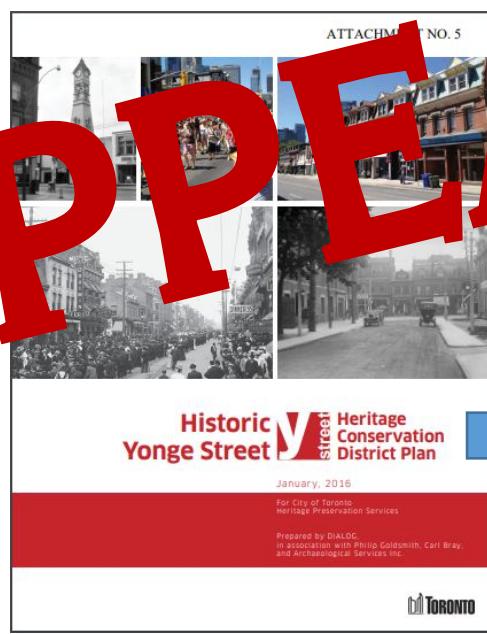
Part IV Designations within HYHCD

Then the OMB hits (again)...

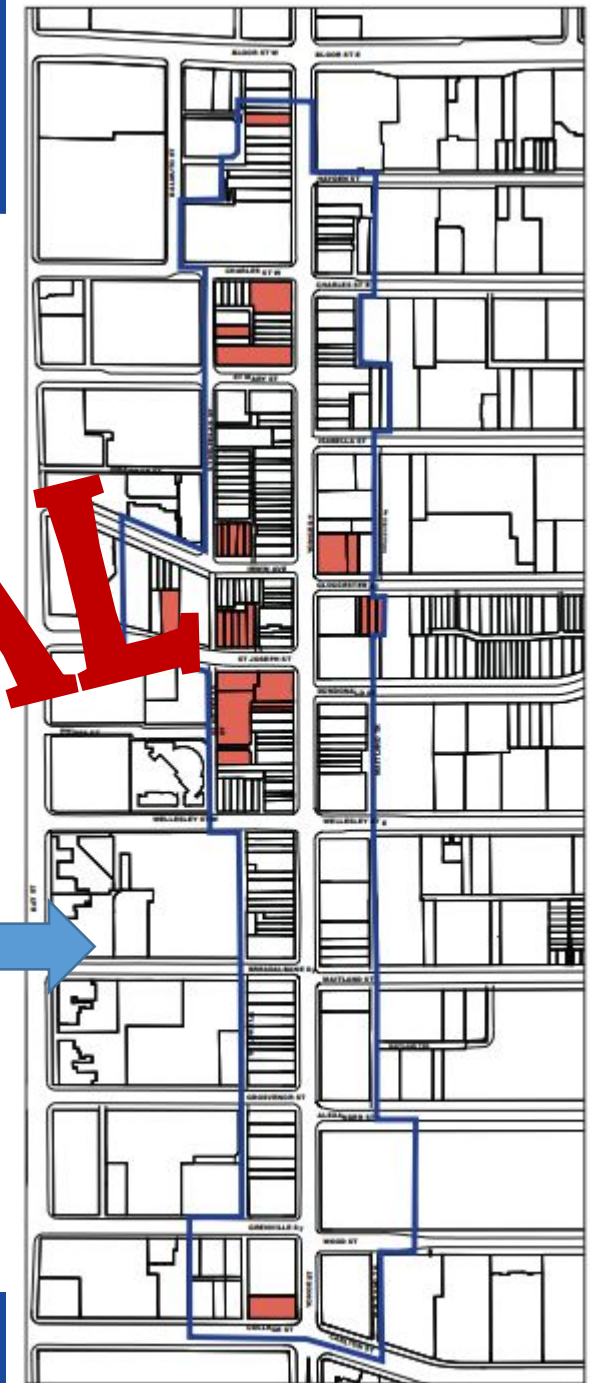


North Downtown Yonge Site and Area Specific Policy 382 (2016)

OMB APPEAL



Historic Yonge Street HCD(2015)



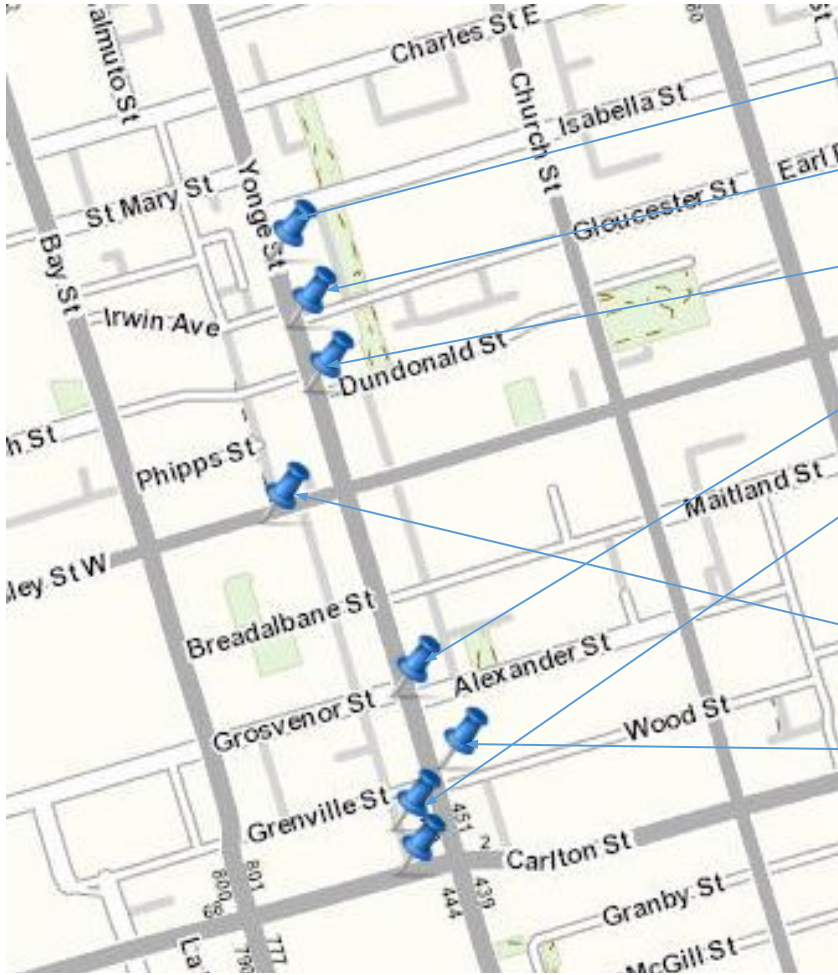
Part IV Designations within HYHCD

City Planning trying to catch up...

T0core Planning
Downtown

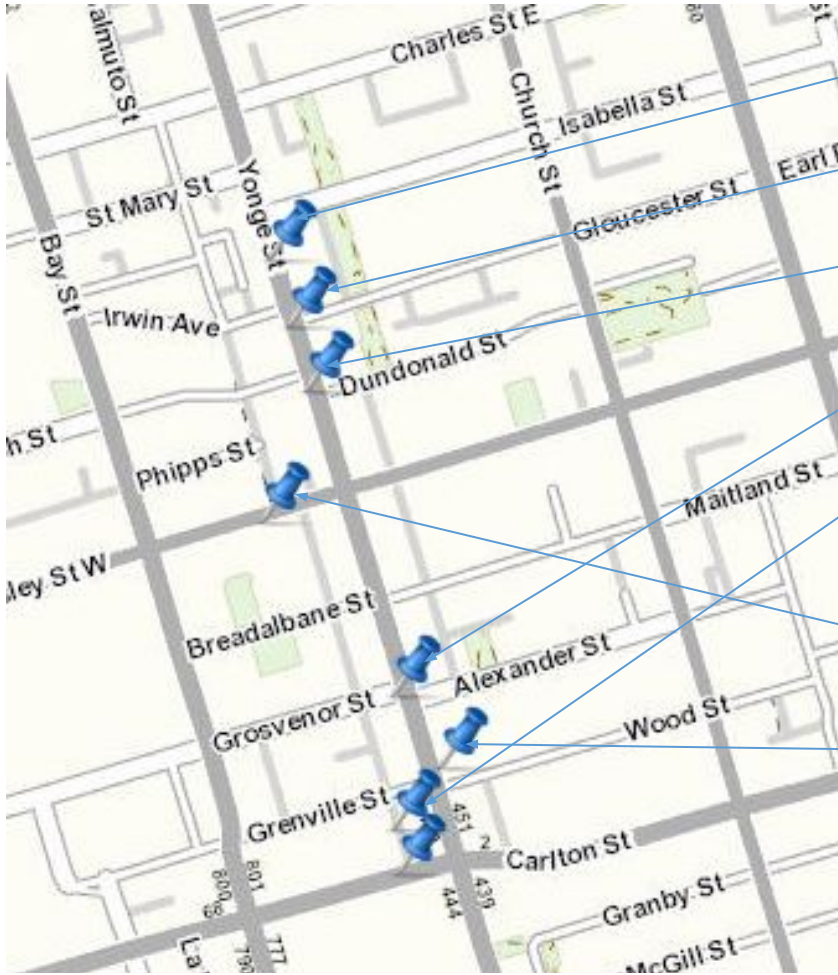


...but development leaps ahead...

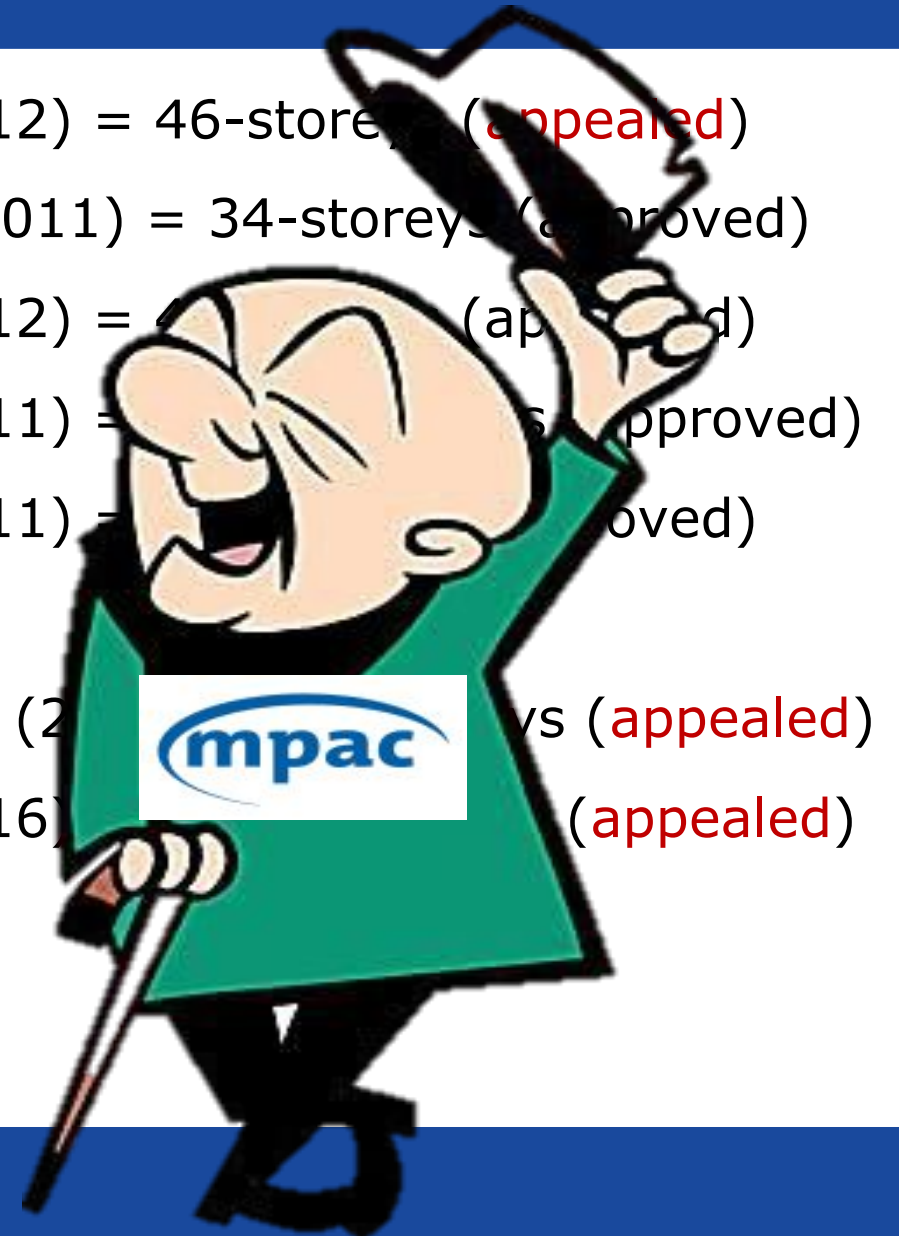


- 625 Yonge St (2012) = 46-storeys (**appealed**)
- 2 Gloucester St (2011) = 34-storeys (approved)
- 593 Yonge St (2012) = 44-storeys (approved)
- 501 Yonge St (2011) = 25, 52-storeys (approved)
- 460 Yonge St (2011) = 66-storeys (approved)
- 10 Wellesley St W (2017) = 64-storeys (**appealed**)
- 475 Yonge St (2016) = 58, 48-storeys (**appealed**)

...along with near-sighted MPAC



- 625 Yonge St (2012) = 46-storeys (appealed)
- 2 Gloucester St (2011) = 34-storeys (approved)
- 593 Yonge St (2012) = 40-storeys (approved)
- 501 Yonge St (2011) = 35-storeys (approved)
- 460 Yonge St (2011) = 35-storeys (approved)
- 10 Wellesley St W (2011) = 35-storeys (appealed)
- 475 Yonge St (2016) = 40-storeys (appealed)





AXIOM
Ladies Boutique

K9
Kycouruz

CAT'S CRADLE

mpac

Perf
Uphill
Authorized Mobile & Local Rep

Lowest Prices On Yonge

PSYCHIC

920-4193

TAROT CARD & PALM

MASSAGE
Spa
594 Yonge 2nd Floor
437-792-7793

594
MASSAGE
437-792-7793

598

598

598

PSYCHIC



ASSESSED PROPERTY VALUE, CAT'S CRADLE AT 596 YONGE STREET



500-per-cent property tax increase will change the face of Yonge St.: Keenan

The increase is based on the potential value of the land. For small business owners that means if a 40-storey condo is built next door, they are taxed as if they had a 40-storey condo.

“Highest and Best Use”

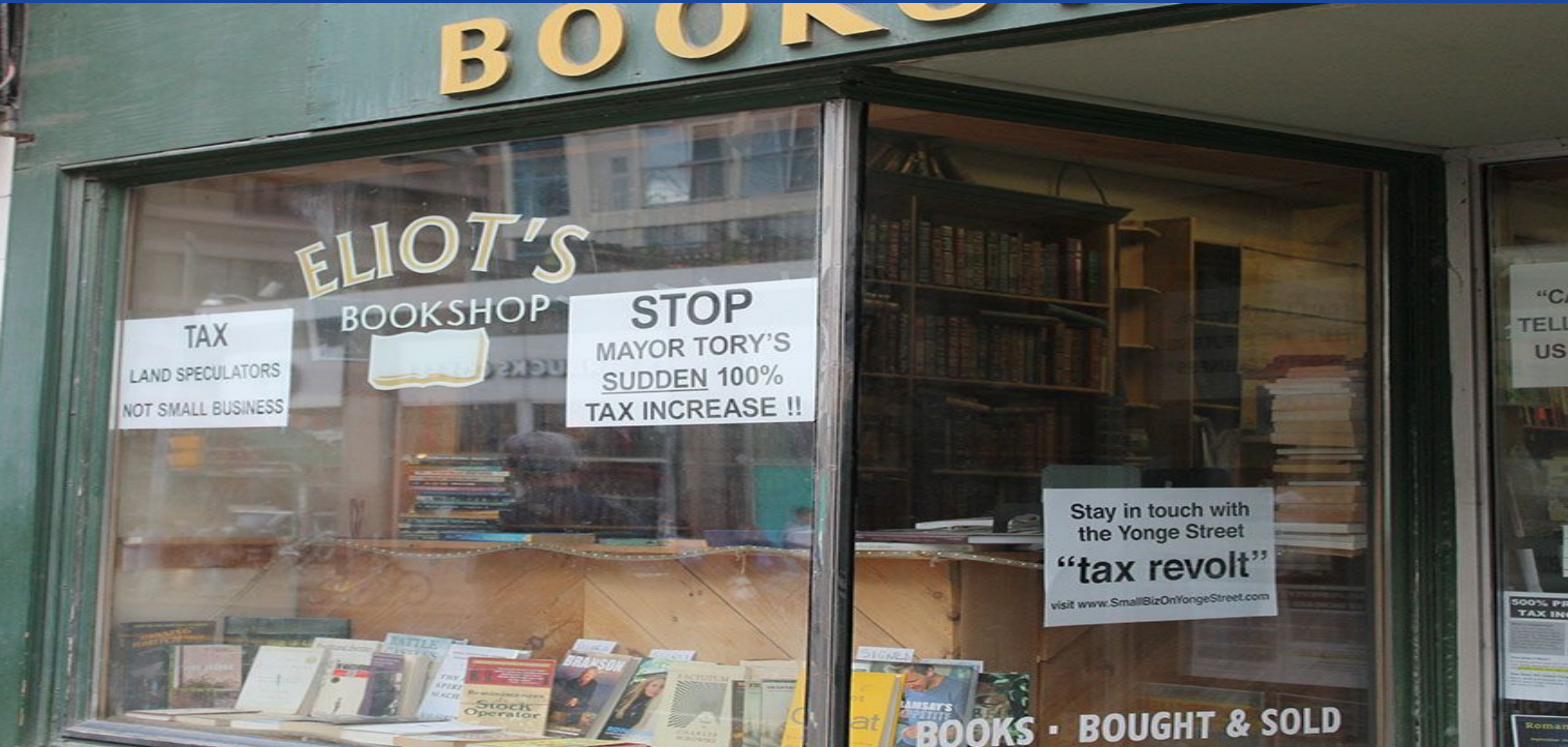
*In high-growth areas, the Municipal Property Assessment Corporation (MPAC) assesses a commercial property’s value according to what it could be, rather than what it is. **As a result, property values have been skyrocketing in Toronto, and with them, commercial property tax bills.***

Taxed Out (2018, Ryerson City Building Institute)



Photo by Jess Stewart-Lee/The Varsity

Yonge Street Tax Revolt



ELIOT'S
BOOKSHOP

TAX
LAND SPECULATORS
NOT SMALL BUSINESS

STOP
MAYOR TORY'S
SUDDEN 100%
TAX INCREASE !!

Stay in touch with
the Yonge Street
"tax revolt"
visit www.SmallBizOnYongeStreet.com

BOOKS • BOUGHT & SOLD

**"YONGE STREET"
TAX REVOLT**

Stay in touch with
the Yonge Street
"tax revolt"
visit www.SmallBizOnYongeStreet.com

MAYOR TORY
HE IS PUTTING
BUSINESS

**We are under
Attack !!!**

www.SmallBizOnYongeStreet.com

**SUPPORT
YOUR LOCAL
SMALL BUSINESS**

ry Thinks
ould Go!



YONGE STREET BUSINESS CLOSURES

CityNews .ca

11:06:03

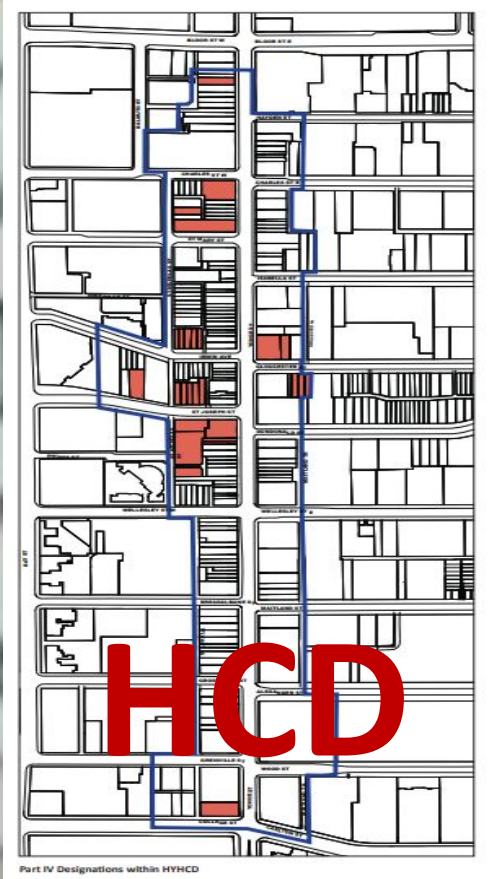
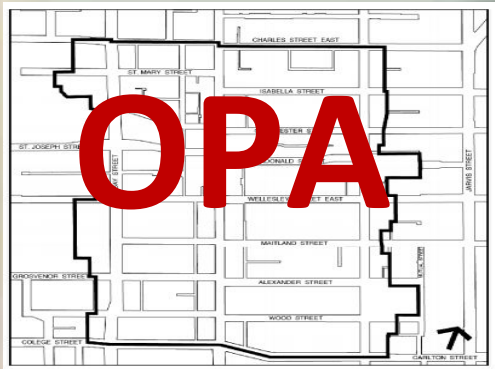
19°

OPINION

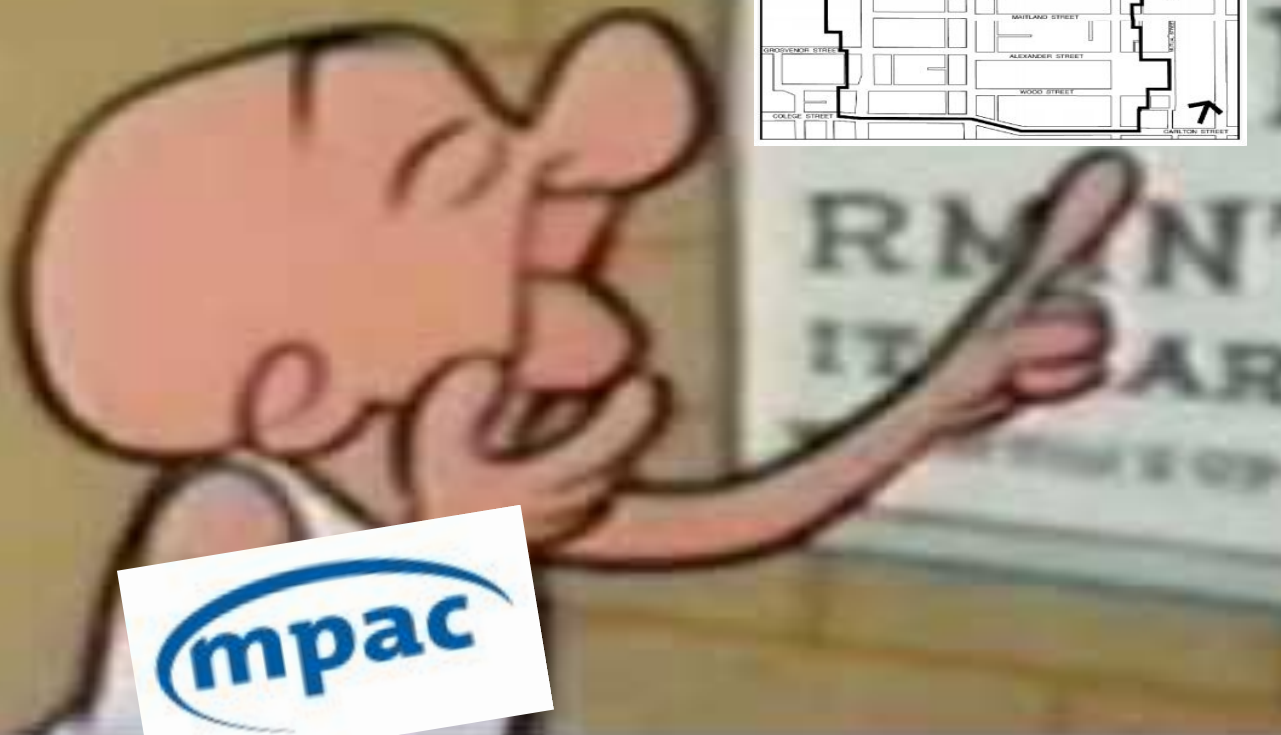
Yonge Street's historic character needs protection: Wong-Tam

By Kristyn Wong-Tam
Sun., Aug. 27, 2017

EYE TEST



Part IV Designations within HCHCD





news

Municipal Property Assessment Corporation re-assessing 80 small commercial properties

Renewed hope of avoiding 'death by property taxes' for Yonge Street businesses hit by 100% hike

Commercial Property Tax Relief



Tax cut of 50% temporary relief for Yonge Street businesses, but their future is still uncertain

'We're roadkill,' says one business owner about condo boom in Toronto

Ieva Lucs · CBC News · Posted: Oct 13, 2017 5:37 AM ET | Last Updated: October 13, 2017

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MANAGING

Toronto eyes new tax class that could spell relief for small businesses

CAILYNN KLINGBEIL
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The University of Toronto's Student Newspaper Since 1880

City Council votes to cap property tax increases at 10 per cent for small businesses

By Kathryn
Mannie

Published: 5:23 pm,
5 February 2018

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(Vadim Georgiev via Shutterstock/lightkey via iStock/Salon)

HENRY GRABAR

SEPTEMBER 1, 2013 12:00AM (UTC)

San Francisco to chain stores: Get out!

Neighborhoods are fighting back against Starbucks, Wal-Mart and the saming of America. Here's what recent wins mean

Character Street



(Stock/Salon) **HENRY GRABAR**
SEPTEMBER 1, 2013 12:00AM (UTC)

chain stores: Get out!

against Starbucks, Wal-Mart and the saming of America.

[Home](#) [Bookmark](#) [E-mail Item](#) [Print](#)

Tracking Status

- [City Council](#) adopted this item on March 28, 2017 with amendments.

City Council consideration on March 28, 2017

MM27.36	ACTION	Amended		Ward: All
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Creating a Chain Store Retail Strategy for Toronto - by Councillor Mike Layton, seconded by Councillor Kristyn Wong-Tam

City Council Decision

City Council on March 28 and 29, 2017, adopted the following:

1. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Economic Development and Culture, to report to the Planning and Growth Management Committee in the fourth quarter of 2017 on an approach to a potential retail strategy that:
 - a. ensures new retail uses better address the goals and objectives of the Official Plan;
 - b. evaluates similar policies in other cities, including, but not limited to, the 2006 Formula Retail Strategy in San Francisco; and
 - c. promotes flexibility and incentivizes variation in both the size and type of new retail spaces on commercial main streets.

Wider sidewalks, one-way traffic floated as ways to improve Yonge Street



...in 2011

From left, Ken Greenberg, Greenberg Consultants Inc., Ernest Liu, owner of Salad King, Alan Shepard, Provost and Vice President Academic Ryerson University, Kristyn Wong-Tam, councillor for Ward 27, and James Robinson, Executive Director of Downtown Yonge Business Improvement Area are photographed on Yonge Street July 7/2011.



Toronto studying how to make Yonge Street pedestrian-friendly

BY CHRISTINE CHUBB

POSTED JUL 14, 2016 2:51 PM EDT



...in 2016

LOCAL



From the Ped Mall to Celebrate Yonge



Photo by Harvey R. Naylor. City of Toronto Archives, Fonds 1526, File 5, Item 1.



Photo from 2012 *Celebrate Yonge* event, photo by Downtown Yonge BIA

...in 2019

Yonge TOMorrow

Yonge T0morrow EA

Special Thanks to:

- Downtown Yonge BIA
 - Ryerson University
 - Church-Wellesley Neighbourhood Association
 - Bay Cloverhill Community Association
 - KPMB Architects
 - Greenberg Consultants
 - Toronto City Planning
 - Toronto Revenue Services
- ... and all of our stakeholders and partners!



Yonge T0morrow EA



Yonge T0morrow EA



City Councillor

Kristyn Wong-Tam

WARD 13 · TORONTO CENTRE



**Yonge TOMorrow
Public Information Centre
May 9, 2019**

4:00 - 9:00 p.m.

Marriott Courtyard, 475 Yonge St

www.toronto.ca/YongeTOMorrow

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Kristyn Wong-Tam

WARD 13 · TORONTO CENTRE



Thank you!