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By Committee of Adjustment TEY at 2:02 pm, Mar 29, 2019

**From:** [Väino Einola](#)  
**To:** [Ryan Santiago](#)  
**Cc:** [Vaino Einola](#); [Anita MacLeod](#); [Avi Bachar](#)  
**Subject:** Fwd: Committee of Adjustment File A1049/TEY Objection  
**Date:** March-26-19 5:00:20 PM  
**Attachments:** [Committee of Adjustment file 9-11 MADISON AVE MARCH 26, 2019 Objection.docx](#)

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Re: Committee of Adjustment File A1049/18TEY

Legal Description Lots 33 & 34 RP M-2 , City of Toronto

Address 9-11 Madison Ave

Attention: Ryan Santiago

Please present the Committee of Adjustment dealing with this file with the attached memo as well as this supporting e-mail which I reference in my memo.

I am pleased that you were able to locate Avi Bachar's memorandum of December 14, 2018 which I referenced in my previous letter of objection to this proposed zoning amendment. I note that he proposed several conditions that needed to be satisfied. I do not see any of the required follow-up documentation on file. The technical information supplied by the applicant's consultant is erroneous and needs to be re-done.

I strongly urge the committee of adjustment to defer approving this amendment until the proposed development has been redesigned to provide the 19 parking spots required by the by-law as identified by Avi Bachar. Manager Development Engineering Toronto and East York District.

Vaino Einola (P. Eng retired)

CC.Anita MacLeod, Avi Bachar

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Sent by e-mail to Alar Kongats - acknowledgement on file.

Subject: -

March 18, 2019

Alar Kongats, OAA, MRAIC

KONGATS ARCHITECTS

2-23 Morrow Avenue

Toronto, ON M6R 2H9

Re: Estonian Cultural Centre - Integration with VEMU

Tere Alar,

It was refreshing to hear that VEMU is being taken into consideration with the design of the Estonian Cultural Centre and vice versa. In particular it is interesting that the architectural design of the VEMU addition is being reconfigured so that there can be a seamless connection between the floors of VEMU and the floors of the cultural Centre. This is a major step forward.

I do have the plans for the previous VEMU design as presented on their web site. Those plans as I understand it are being revised.

If we take into consideration that our eventual "Centre" would see the full integration of VEMU with the cultural Centre there are some aspects that may be worthwhile to contemplate in your current design.

I do realize that "total project design" falls outside of your current mandate. None the less I believe that a little forward thinking can result in both cost savings, public acceptance, and future financial sustainability.

1. On site parking : The zoning requires at least 19 parking spots on site. You have to have a portion of the property as a POPS designation. There is no size requirement on this. It is not restricted to a "parkette". From the city definition : "A POPS space includes but is not limited to parks plazas, open spaces, squares and walkways". In your original design you left the space under the grand hall "empty" . If you returned to this concept you could put in two rows of parking underneath the grand hall. This would also allow you to open up the south side lower level to the ten parking spots behind Tartu College.
  - Allow Tartu College access to their 10 spots through the property at 9 Madison.
  - Tartu College does not have to include a passageway to these spots through VEMU. They can continue to use their existing loading dock off Madison for deliveries to both Tartu and Vemu as well as waste disposal. This is a major cost saving to the construction of VEMU, and increases the useable floor space of VEMU by not requiring a pass through driveway. It also ensures the full utilization of the ten parking spots now accessible through the Green P parking Lot at 9 Madison.
  
2. To make up for the commercial space lost under the grand hall, consider adding an extra floor to the building on 9 Madison. Instead of the roof top garden make it a fully useable floor.
  - The site plan allows the upper strata to be at 18.5 meters. The additional floor would be of more benefit to the Centre than a roof top garden.
  - This space above the grand hall can also be accessible to the proposed VEMU building, and can provide considerable square footage for VEMU and make VEMU a truly viable centre. It can also include rooms for classrooms/seminars
  - The Estonian Credit Union was to have its entrance off the south entrance of the site. If you integrate the development of VEMU with

the cultural Centre this would lend itself to the ETCU taking up space in what was the first floor of VEMU. This would be a reasonable commercial trade off, of space . The access to this space from VEMU's entrance was awkward because of the ramp going down to the parking level. Direct access to this space would be exclusive to the bank lobby and entrance off 9 Madison Ave. The bank is part of, yet separate from the Cultural Centre and Tartu College. Bank security is enhanced because of its stand alone presence. The bank would have an increased on street presence through its proximity to Madison.

3. Integration of VEMU with the Estonian Cultural Centre increases the functionality of both.

- The loading dock for Tartu College could be used by the Estonian Cultural Centre, as well as Tartu College
- By using the service elevator in VEMU we would have a separate pathway to service our kitchen. We would not conflict with patrons arriving to attend events in the great hall.
- The loading dock allows caterers to bring in their meals on service carts and roll them directly to the serving area. (I was on the board of two high end event facilities in London Ontario and this is absolutely essential to support dinner events in our great hall)
- The loading dock and a service elevator is absolutely a necessity to support technical events in our great hall. No doubt you have already talked to event planners who corroborate that they do not need the facility to supply audio visual equipment on site if they have a loading dock that facilitates the ability to bring "rental" equipment on site.
- If we were able to confirm that this level of integration between VEMU and the new Cultural Centre was what we would eventually have then it would make sense to relocate the kitchen for the great hall to the south end of the hall. This means easy access to the service elevator, easy access to the loading dock for food service carts, easy access for waste disposal. It is also hygienically desirable. The kitchen /food prep area would no longer be adjacent to the public washrooms.
- Integration with VEMU has the further benefit of "risk mitigation" . Servicing the upper levels would now be by three elevators. ....one in the new cultural centre, one service elevator in VEMU, and another regular elevator in Vemu. Current statistics show that elevators are prone to breakdowns, and servicing is not instantaneous, sometimes taking days.. For an event dependent facility this would be a disaster without this contingency option.
- This approach is cost effective. The combined cost for Vemu and the Cultural Centre may be less than the sum of the individual projects. The financial sustainability of both institutions would be greatly enhanced.

Väino Einola

e-mail [vainoeinola@sympaitco.ca](mailto:vainoeinola@sympaitco.ca)

416 391 4398

cc Jaan Meri President Tartu College, Urve Tamberg Executive Director Estonian Cultural Centre, Piret Noorhanni Chief Archivist VEMU, Linda Karuks General Manager Tartu College, Maris-Ann Vanaselja , Communications Estonian Cultural Centre.

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*By Committee of Adjustment TEY at 2:00 pm, Mar 29, 2019*

March 26, 2019

**Anita MacLeod**, Manager & Deputy Secretary Treasurer

Committee of adjustment, Toronto & East York Panel

Attention: **Ryan Santiago**

Re: Committee of Adjustment File **A1049/18TEY**

LEGAL DESCRIPTION LOTS 33 & 34 RP M-2, CITY OF TORONTO

ADDRESS: 9-11 MADISON AVENUE

APPLICANT BOUSFIELDS INC.

This application for a minor variance is frustrated by the proposal to have 0 parking spaces when 19 parking spaces are required by By-law 569-2013.

“Zero parking spaces is proposed for the subject site and it does not comply with the by-law requirement. This is unacceptable”

There are design alternatives that can not only accommodate the parking requirements of the by-law but also make the development functionally and financially more sustainable.

It is not the purview of the committee of adjustment to deal with design alternatives. That of course is up to the developers and their architect. However, by rejecting the proposed zoning amendment because of the lack of parking, it would motivate the developer to direct the architect to design a feasible solution.

I have had discussions with the project architect and am confident that he can do that if so directed.

The proposed alternative design options were documented in my letter to the project architect Alar Kongats on March 18, 2019. I should point out that the development of the Estonian Cultural Centre is a collaborative effort by the Estonian House, The Estonian Credit Union, The Estonian Foundation and Tartu College. They are all financially invested in the project. Tartu College has approvals in place to proceed with an addition referred to as VEMU - the Museum for Estonians Abroad. They are more than capable of working together.

My letter to Alar Kongats has also been sent to the president of Tartu College – Mr. Jaan Meri, and the executive director of the Estonian Cultural Centre – Ms. Urve Tamberg

Placing a hold on the proposed zoning amendment pending resolution of the Parking requirement would in fact, make for a more functionally and financially sustainable facility on the site.

Your thoughtful consideration will result in a much-improved addition to the current site plan.

Vaino Einola P. Eng. (retired),

cc. Avi Bachar, PMP, P.Eng , Manager Development Engineering, Toronto and East York