



# Novæ Res Urbis

CITY OF TORONTO EDITION

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## TOWER SITES REVEALED

### Walkability studies on tap

The **Centre for City Ecology**, known for the annual Jane's Walk event, has been swept up in the tower renewal momentum.

Director **Jane Farrow** told *NRU* that the centre will be leading four "walkability" studies at the pilot sites announced by Mayor **David Miller** earlier this week.

The sites include:

- 18-storey building with 139 units at 175 Shaughnessy Boulevard in the Don Mills Road and Sheppard Avenue area
- Two downtown buildings operated by **Toronto Community Housing Corporation** with more than 1,000 units at 200 Wellesley Street east and 275 Bleecker Street
- 18-floor building with 192 units in Scarborough at 215 Markham Road
- Two 23-storey buildings with 460 units each at 2667 and 2677 Kipling Avenue in north Etobicoke.

"Our walkability studies, which are among the first done in North America in the inner suburbs, are led by the community with group discussions, social mapping exercises, community walks, surveys, that aim to find out what are the obstacles, what's keeping people from walking and if they are walking what simple changes could be made to get more people walking," said Farrow.

Part of the Mayor's Tower Renewal, officially launched Tuesday at the foot of the Kipling towers and inspired by research conducted by **E.R.A. Architects'** **Michael McClelland** and **Graeme Stewart** in conjunction with the **University of Toronto**, is to encourage private investment in these areas that were first built up in the 1950s to 1970s.

Another part is to use those funds to retrofit the energy-guzzling concrete towers with things like new windows and over-cladding on the outside of the building to moderate the internal temperature.

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## PICKING PRIORITIES

### Toronto's waterfront

Some of **Waterfront Toronto's** plans have been postponed.

Citing rising "hard costs," president and CEO of the organization, **John Campbell**, told the board of directors that plans for Lake Ontario Park, the Don Mouth naturalization and the Portlands are not priorities right now.

Campbell presented a long-term plan update at the board's Wednesday meeting, which categorizes and prioritizes plan into "priority projects" and "other projects" for 2008 to 2013 and beyond.

Even some of the priority projects have been scaled back. Plans to spend \$343 million on the central waterfront public realm projects, like the water's edge from Yonge to York streets, have been postponed until more money is available.

Currently, there is \$219 million for central waterfront projects like Queens Quay improvements, the heads of slips, bridges and piers and parts of the water's edge promenade.

The first head of slip at Spadina is expected to open next week.

In the West Don Lands, the priority projects total \$341 million and include various street improvements, a storm water quality facility, Don River Park and River Square and servicing Eastern Avenue.

In East Bayfront, the priority projects total \$667 million, which includes the transit link, roads and servicing, the

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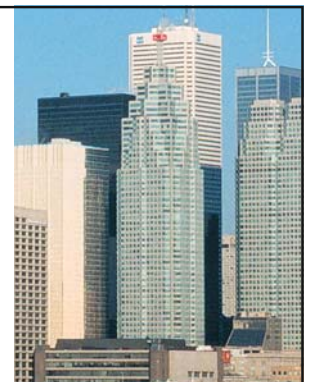
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# Coming Up

## SEPTEMBER 8

**Public Works & Infrastructure Committee**, 9:30 a.m.

## SEPTEMBER 9

**Economic Club of Toronto**—Toronto Property Tax Incentives: do they help the economy?, The Hilton Hotel, Meeting Room 3, 145 Richmond Street West, 7:45 a.m. – 9:00 a.m.

**Community Councils**, 9:30 a.m.

## SEPTEMBER 9-10

**4th Annual Green Building Festival**, Toronto Congress Centre, 650 Dixon Road. Register online at [www.greenbuildingfest.com](http://www.greenbuildingfest.com).

## SEPTEMBER 10

**The Ramsay Luncheon Group**, The role of foundations and how they deliver on the promise of tomorrow, Sutton Place Hotel, 955 Bay Street, 12:00 – 2:00 p.m. SOLD OUT.

**Planning & Growth Management Committee**, 9:30 a.m.

**Waterfront Toronto Design Review Panel**, Waterfront Toronto offices, 20 Bay Street, Suite 1310, Main Boardroom, 8:30 a.m. – 1:00 p.m.

## SEPTEMBER 11

**Community Social Planning Council of Toronto, U of T Centre for Urban and Community Studies and St. Christopher House** present David Hulchanski on The Three Cities Within Toronto: Income Polarization, 1970-2000, 1652 Keele Street, 2:00 – 4:00 p.m. Contact: [kyasmin@cspc.toronto.on.ca](mailto:kyasmin@cspc.toronto.on.ca).

## SEPTEMBER 15

**Parks & Environment Committee**, 9:30 a.m.

## SEPTEMBER 16

**Economic Development Committee**, 9:30 a.m.

## SEPTEMBER 18

**TTC meeting**, 1:00 p.m.

## SEPTEMBER 19

**Affordable Housing Committee**, 9:30 a.m.

## BEACH CONDO FIGHT

# Staff, residents reject proposal

A lakefront condo proposed for the Beach neighbourhood has pitted a local architect against area residents and city staff has recommended the planning applications be refused in a report to be considered at the September 9 Toronto and East York community council meeting.

**Sweeny, Sterling, Finlayson & Company Architects**, also known as **&Co**, revised a previous proposal to build a five-storey, 16-unit condo at the base of Neville Park Boulevard. The revisions include a scaled down building, four-storeys tall with 10 units, and a reduction in the number of trees the project will uproot. (*See NRU-Toronto Edition, October 12, 2007.*)

Architect **Dermot Sweeny** told NRU that the discussion regarding the proposal has been one-sided.

“There’s never been a discussion with the city other than “The ratepayers don’t like it, so neither do we,” Sweeny said.

Despite the revisions, area residents strongly oppose the project. The **Beach Lakefront Neighbourhood Association** was established specifically to opposed &Co’s development.

“The BLNA and the community have said in very strong terms that any apartment building in this location is unacceptable,” says a statement on the organization’s website regarding revisions to the plan. “There is no good

reason to move away from the house-form buildings that are called for by the city’s official plan for the site and that would respect the character of the neighbourhood.”

The issues raised by the city and the neighbourhood association focus on the nature of the building, though Sweeny points out that there are two apartment building of similar height a few lots away from the proposed development site.

“All we’re trying to do is build something that’s good for Toronto, good for city-building, good for public amenity, more eyes on the beach, making it safer, putting cars away...and all you get back is “The community hated it,” Sweeny said.

The site is identified in the official

**THERE’S NEVER BEEN A DISCUSSION WITH THE CITY OTHER THAN ‘THE RATEPAYERS DON’T LIKE IT, SO NEITHER DO WE.’**

• Dermot Sweeny

plan under the neighbourhoods designation, which permits development consistent with the character of the neighbourhood, including lot size, height, massing, the type of buildings and dwellings and patterns of development.

The staff report cautions that the proposal could set a precedent for area development that would destabilize the area, noting that four lots would be combined for the proposed development.

Sweeny took issue with the report’s comments regarding the official plan designation. According to the report, the neighbourhoods designation permits four-storey walk-up apartments, like the one being proposed, Sweeny said. However, the report also notes

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# Condo fight continued from page 2

that a proposal must maintain the character of the area. "New development must relate, enhance and contribute to its surroundings," the report states. "This proposal fails to meet these objectives..." Sweeny also responded to the refusal by stating that the

proposal is an environmentally friendly, intensification development and that by refusing the applications, the city is, in a way, contradicting its own official dedication to the environment.

The BLNA is hosting a concert September 7 to raise funds to hire a lawyer, as well as planning and other experts, in the event that the applications are appealed to the **Ontario Municipal Board**. NRU

# Tower sites

continued from page 1

One concern is that landlords will raise rents after the buildings are made more energy efficient, but Miller said "the city will be entering into partnership agreements with the landlords to ensure that the benefits of this program...go to the people who need them the most when we're in a neighbourhood that's lower income."

Council's executive committee adopted the recommendations in the report at its meeting on Tuesday, which includes setting up a tower renewal project office using internal resources that will begin to work with landlords, residents and the private sector at the four pilot sites. Council will make the final decision at its first meeting after the summer break at the end of the month. NRU



◀ The buildings at 2667 and 2677 Kipling Avenue in Etobicoke are one site of the Mayor's Tower Renewal. Source: rentersnews.ca



▲ The building at 175 Shaughnessy Blvd. has been chosen as one of the sites for the Mayor's Tower Renewal project. Source: www.homestead.on.ca



▲ The buildings at 200 Wellesley Street east and 275 Bleecker Street are one of the sites chosen for the Mayor's Tower Renewal project. Source: Toronto Community Housing Corp.

# Priorities continued from page 1

Queens Quay Boulevard plans, the water's edge promenade and Sugar Beach.

The organization is not empowered to borrow money, Campbell explained to the board, so it will have to gain all levels of government approval to do so.

To date, the organization charged with revitalizing the waterfront has invested \$410 million, with plans to spend more than \$2.1 billion on projects over the next five years. The majority of the investment is going to infrastructure and development and transit, followed by parks and public realm and land acquisition.

Projects that are well underway include the office building for **Corus Entertainment**, Sherbourne Park and a proposal by

**George Brown College** to put a campus on the waterfront, which is expected to come before council next month. NRU



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# Executive committee round up

## Green light for Pennachetti

The committee adopted Mayor **David Miller's** recommendation to appoint **Joe Pennachetti** as the new city manager to start October 6, following the July announcement of **Shirley Hoy's** departure.

Also in the report was the recommendation to appoint **Cameron Weldon** as the acting deputy city manager and CFO until a recruitment process is completed.

Council will rubber stamp the decision at its meeting at the end of the month.

## Women changing Toronto

Committee members endorsed the recommendation to award **Deena Ladd** and **Heather McGregor** with the Constance E. Hamilton Award. The award was named after the first woman elected in 1920 to a municipal council in Toronto and established in 1979.

The award is given to women who make a significant contribution to improving the social, economic, cultural and political status of women in Toronto. Ladd is being recognized for her advocacy of marginalized workers and McGregor for her leadership and advocacy within the voluntary sector. The women will receive their awards at the city's annual human rights ceremony on November 27. **NRU**

# City in Brief

## Reviewing Ontario election law

A committee of MPPs has started a review of provincial election law. Chaired by Vaughan-King-Aurora MPP **Greg Sorbara**, the committee members include Liberal Willowdale MPP **David Zimmer**, Progressive Conservative MPP Carleton-Mississippi Mills **Norm Sterling** and NDP leader **Howard Hampton**. The legislature library service is researching the three statutes governing the field—*Election Act*, *Election Finance Act* and the *Representation Act*. A report by outgoing chief electoral officer **John Hollins** will also be a source for the committee, which will set a meeting schedule when the research is complete.

## Sign by-law meetings

Four public meetings have been scheduled to gather public input on the creation of a single sign by-law in Toronto. Permanent signs will be regulated under the new sign by-law. Examples include: roof signs, fascia (wall) signs, free-standing (ground) signs and billboards.

The meetings will be held at 7 p.m. on September 10 at the Etobicoke Civic Centre, September 18 at the North York Civic Centre, September



24 at the Scarborough Civic Centre and September 25 at city hall.

For details visit [www.toronto.ca/signbylaw-project](http://www.toronto.ca/signbylaw-project). A proposed draft by-law and enforcement protocol is expected to be completed in the summer of 2009.

## New centre for constitutional rights

The **University of Toronto's** faculty of law has officially opened a new centre for constitutional rights. In addition to research and education in con-

stitutional rights, the centre will also house a legal clinic where students, faculty and members of the bar will work on cases together. **NRU**

## Economics Matters



- demographics
- land use
- planning impacts
- real estate markets
- expert testimony



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# Standing Committee Agendas

## PUBLIC WORKS & INFRASTRUCTURE COMMITTEE

*The Public Works & Infrastructure Committee will consider the following at its meeting at Toronto City Hall on Monday, September 8 at 9:30 a.m. in Committee Room 1.*

### REPORTS

#### **New bike lanes**

A report recommends bike lanes be installed along both sides of the following streets:

- Brimorton Drive, between Brimley Road and Scarborough Golf Club Road
- Conlins Road, between Ellesmere Road and Sheppard Avenue East
- Horner Avenue, from Browns Line to Judson Street
- East side of Renforth Drive from Bloor Street West to Rathburn Road and the west side from Bloor Street West to West Wareside Road
- The Queensway from Windermere Avenue to 250 metres east of High Street
- The report is the fourth of five intended to obtain full approval for the 50 kilometres of bike lane installations planned for 2008.

#### **Dufferin transit underpass**

A report recommending **St. Lawrence Cement Inc.** be awarded the contract for construction of a transit underpass a Dufferin Street and Queen Street West. The contract is valued at \$24,832,664.54.

## PLANNING & GROWTH MANAGEMENT COMMITTEE

*The Planning & Growth Management Committee will consider the following at its meeting at Toronto City Hall on Wednesday, September 10 at 9:30 a.m. in Committee Room 1.*

### PRESENTATIONS

#### **Planning Toronto's transportation**

A presentation by **John Morand** of **Global Emissions Systems Inc.** entitled "The Way Forward: Transportation Planning and Greening Toronto."

## SCHEDULED REPORTS

10:00 A.M.

#### **Section 37 and heritage**

A report recommends approval of an official plan amendment to permit the use of *Section 37* money to fund heritage conservation district studies. (See *NRU-Toronto Edition, August 22.*)

### REPORTS

#### **Bigger apartments, city-wide**

A report recommending staff be directed to hold stakeholder meetings and produce a draft official plan amendment designed to encourage development of larger housing units, particularly for families with children. The report notes an increase in recent years of the development of one- and two-bedroom apartments and cites a need for a comprehensive policy to ensure that the city maintains a sufficient supply of larger units to accommodate households with children.

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CITY OF  
BRAMPTON  
REQUEST FOR PROPOSAL  
NO. RFP 2008-077

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## Community Council Agendas

### ETOBICOKE YORK COMMUNITY COUNCIL



At its 9:30 a.m. meeting on Tuesday, September 9, the Etobicoke York Community Council will hear the following items in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall.

#### SCHEDULED REPORTS

##### 10:00 A.M.

**Secondary amendment**—Report recommending approval of a city-initiated official plan amendment to remove the housing policies from the *Etobicoke Centre Secondary Plan*. The secondary plan was developed before the housing policies contained in the new official plan were finalized and thus, the secondary plan's housing policies do not reflect those found in the official plan. The report notes that once approved, the removal of the policies from the secondary plan will mean that the official plan's housing policies will be in force for the area.

##### 7:00 P.M.

**Mixed-use redevelopment**—Report recommending approval of a rezoning application to permit development of two apartment buildings, 12- and 19-storeys tall, to be

connected by a five-storey podium. The development, also slated to contain commercial and amenity space, is proposed for **25 Fontenay Court** and will total 247 units.

### NORTH YORK COMMUNITY COUNCIL



At its 9:30 a.m. meeting on Tuesday, September 9, the North York Community Council will hear the following items in the Council Chambers, North York Civic Centre, 5100 Yonge Street.

#### SCHEDULED REPORTS

##### 10:45 A.M.

**Demo on Duplex**—Report recommending refusal of demolition applications submitted for two semi-detached houses located at **443 and 445 Duplex Avenue**. The report notes that no building permits to replace the demolished buildings have been issued, though the owner has applied for permission to develop a 20-storey residential building and six townhouses. The proposed development site encompasses several other adjacent properties, for which demolition permits were issued in October 2007.

##### 11:45 A.M.

**Room for a rink**—Information report providing an update on the search for a site within wards 25, 26 and 34 for a new multi-pad ice rink. An existing rink in the area,

CONTINUED PAGE 7

## Standing Committee Agendas continued from page 5

### Heritage grants

A report recommends approval of heritage grants to 23 properties to provide financial assistance for restoration work. A total of \$251,000 is proposed to be awarded.

### Waterfront West LRT

A report forwarded by the TTC regarding the commission's approval of a light rail transit right-of-way alignment between Union Station and Exhibition Place through the Fort York-Bremner Boulevard corridor. The light rail link will form part of the Waterfront West LRT line proposed as part of the *Transit City Light Rail Plan*.

### Forcing Section 37 benefits

A motion put forward by Councillor **Michael Walker** to

request that the province require the **Ontario Municipal Board** to order developers to pay out *Section 37* benefits in every case in which the city recommends them. Walker's motion states that "when the OMB overrules city council to approve a development, it does not award the required *Section 37* benefits to the city; or if the OMB does award a *Section 37* benefit, it is substantially less than what is recommended by city planning to be adequate."

### Tweaking western waterfront

A motion by Councillor **Cesar Palacio** requesting that the report, expected early next year, on the forthcoming Western Waterfront Master Plan include consideration of the feasibility of downsizing Lake Shore Boulevard West's eastbound and westbound lanes, between Jameson Avenue and the Humber River, to increase the amount of open space, as well as increased pedestrian access between the waterfront and the residential communities north of Lake Shore Boulevard and the Gardiner Expressway. **NRU**

## Community Council Agendas continued from page 6

the single-pad Don Mills Civitan Arena, is 47-years old and renovations are not recommended. Staff was to study potential sites in the summer with a minimum size of 1.2 hectares and the capacity to accommodate 7,000-sq.m. of arena space and at least 250-parking spaces. An initial study considered 55 Overland Drive, 895 Don Mills Road and the southeast corner of Highway 401 and Don Mills Road as potential sites for the arena. Deferred from May 6 and June 10 meetings for public presentation and debate.

### 1:45 P.M.

**Apartment appeal**—Report recommending council support, in principle a rezoning application to permit development of an 18-storey apartment building and three-storey office building proposed for **9 McKee Avenue** and **18 and 22 Norton Avenue**. The applications are currently subject to an **Ontario Municipal Board** hearing, scheduled to begin October 2. Staff has been conducting ongoing negotiations with the applicant and the report recommends that if an agreement is reached before the hearing begins, the city support adjourning the hearing.

### 2:00 P.M.

**Late support**—Report recommending council support rezoning and site plan applications submitted by **Mendora Holdings Ltd.** to permit development of a 22-storey apartment building and three blocks of three-storey townhouses at **1-17 Anndale Drive**, **31-35 Bales Avenue** and **22-70 Glendora Avenue**. The applications are currently under appeal to the OMB due to council's failure to make a decision within the required timeframe, though the report notes that they represent appropriate development.

### REPORTS

**Consultations**—Several reports recommending community consultation meetings be held with regard to the following applications:

- **51 Drewry Avenue** and **18-28 Inez Court**—rezoning, official plan amendment and site plan control applications submitted by **Yonge Drewry Developments Ltd.** to permit development of a 23-storey, 274-unit apartment building
- **2952-2958 Bayview Avenue**—rezoning and site plan control applications submitted by **Symmetry Developments Inc.** to permit development of 11 three-storey townhouses
- **567, 575 and 577 Lawrence Avenue West** and **70, 72**

and **74 Fairholme Avenue**—rezoning application submitted by private school **Yeshiva Gedolah of Toronto** to permit expansion of the school, including a three-storey student dormitory and more classrooms

### SCARBOROUGH COMMUNITY COUNCIL



*At its 9:30 a.m. meeting on Tuesday, September 9, the Scarborough Community Council will hear the following items in the Council Chambers, Scarborough Civic Centre, 150 Borough Drive.*

### SCHEDULED REPORTS

#### 1:30 P.M.

**Affordable approval**—Report recommending approval of a rezoning application submitted by **Medallion Properties Inc.** to permit the addition of a 10-storey, 153-unit affordable rental apartment at **544 Birchmount Road**, where an 11-storey apartment building already exists.

### REPORTS

**Planning Markham**—Information report regarding active planning applications received by the **Town of Markham** for sites along the north side of Steeles Avenue East, east of Victoria Park Avenue. Toronto has maintained some planning authority on zoning and access matters for lands within 45 metres of the north side of Steeles Avenue East, as part of an agreement with **York Region**. The report identifies four active applications, of which only one is a zoning by-law amendment. The three site plan applications are not subject to Toronto's planning authority.

**Consulting the community**—Several reports recommending community consultation meetings be held with regard to the following applications:

- **1-2 Meadowglen Place**—rezoning, rental housing demolition and conversion applications submitted by **R A B Properties Ltd.** to permit demolition of two existing apartment buildings, containing 141 rental units—to be replaced in a new nine-storey building—and the development of 745 condominium units in three buildings, ranging from 10- to 32-storeys in height
- **2451 Birchmount Road**—rezoning application submitted by **Birch Mount Park Inc.** to permit development of a four-storey columbarium, a structure in which cremated human remains are interred in sealed compartments
- North side of Sheppard Avenue East, adjacent to Boydwood Lane—rezoning and plan of subdivision

## Community Council Agendas continued from page 7

applications submitted by **R & D Investments Inc.** to permit creation of five new lots and development of five-detached houses

**Commercial discussion**—Status report on a rezoning application to permit development of two three-storey commercial buildings and a six-storey parking deck at **4631 Steeles Avenue East** and **53 Redlea Avenue**. Staff is currently in discussion with the applicant regarding revisions to the proposal.

**No Kingston Road-401 townhouses**—Report recommending council refuse official plan amendment and rezoning applications submitted by **FC 515 Land Corp.** and **Accentia Development Inc.** to permit development of 112 three-storey townhouses at **505-515 Centennial Road**. The report cites inappropriate land use as one of the key reasons for recommending refusal of the applications. The proposed development site is located within an existing, viable commercial area and Highway 401 and Highway 2A separate the site from nearby residential neighbourhoods.

### TORONTO AND EAST YORK COMMUNITY COUNCIL



*At its 9:30 a.m. meeting on Tuesday, September 9, the Toronto and East York Community Council will hear the following items in Committee Room No. 1, City Hall, Second Floor, 100 Queen Street West.*

#### SCHEDULED REPORTS

##### 10:00 A.M.

**Riverdale heritage**—Report recommending the city include **120 First Avenue** on the inventory of heritage properties. The building, St. Ann's Rectory, was completed in 1914.

**Revised approval**—Report recommending the city appear at the OMB in support of a revised official plan amendment application to permit development of two-residential towers, 35- and 40-storeys tall, with a total of 669 units, and a four-storey office and retail building. **Distillery SE Development Corp.** scaled down the original proposal from 40- and 48-storeys and submitted the revised application June 23. The OMB hearing is scheduled to begin October 27.

**In discussion**—Report recommending council direct city staff to attend OMB mediation to discuss a rezoning application submitted by **Dunpar Homes** to permit development of 43 townhouses at **1145 Ossington Avenue**. The

report also recommends that if a satisfactory settlement is not achieved, the city oppose the appeal before the OMB.

**Asking directions**—Staff is requesting directions regarding rezoning and site plan applications submitted by **Front and Sher Auto Repairs Ltd.** to permit development of a 12-storey mixed-use building, with employment uses occupying the first two floors and 91-residential units above. Both applications are currently under appeal before the OMB.

##### 11:00 A.M.

**Demolition request**—Several reports recommending community council consider the following demolition applications:

- **33 Sumach Street**
- **752 Dupont Street**
- **754 Dupont Street**
- **580 Richmond Street West**

#### REPORTS

**Preliminary reports**—Several reports recommending community consultation meetings be held with regard to the following applications:

- **674 Bay Street, 72-74 Elm Street, 85-87 Walton Street** and a portion of Barnaby Lane—rezoning application submitted by **The Hospital for Sick Children** to develop a 24-storey research and educational development facility
- **19-21 Dundas Square** and **252-258 Victoria Street**—rezoning application submitted by **HNR Properties Ltd.** to permit development of a 35-storey mixed-use building with 245-residential units on floors six to 35, commercial uses on floors one to five and six floors of underground parking
- **15 St. Mary Street** and **65 and 67 St. Nicholas Street**—rezoning application submitted by **Canada Holding Corporation** to permit development of a 44-storey, 352-unit residential building
- **251-255 King Street East** and **37 Sherbourne Street**—rezoning application submitted by **Rams Head Development Inc.** to develop an 18-storey, 147-unit residential building with ground floor commercial space

**Four-plex teardown**—Report recommending approval of an application to demolish two existing four-plex rental apartment buildings at **359-377 Roehampton Avenue**. A March 3 decision of the OMB approved the development of three rowhouses and two multi-unit buildings on site, providing 15-residential units in total.



# Toronto OMB News

## Weston severance approved

In a decision issued August 28, board member **Joe Wong** allowed appeals by **Babita** and **Dhinendra Singh** against a decision of the committee of adjustment to refuse applications for minor variances and consent to sever with regard to **19 Maple Bush Avenue**, south of Weston Road and Highway 401.

Singh proposes to demolish an existing house, sever the lot and build two detached, two-storey houses. The requested variances include a decrease in the minimum required lot area from 550-sq.m. to 255-sq.m., a decrease in the required lot frontage from 15 to 7.62 metres and an increase in the maximum permitted building depth from 16.8 to 18.94 metres.

The board was informed that Singh had reached a settlement with the city. **Robert Dragicevic (Walker, Nott, Dragicevic)** provided planning evidence on behalf of Singh. He testified that the severance would create two lots and two houses that are compatible with those of the neighbourhood. Dragicevic stated that other nearby homes have had similar variances approved. City planner **Heather Inglis-Baron** appeared at the hearing and agreed with Dragicevic.

The board allowed the appeals, severing the lot and authorizing the minor variances.

Solicitor **Mark Flowers (Davies Howe)** represented Babita and Dhinendra Singh. Solicitor **Robert Balfour** represented the **City of Toronto**. (See OMB Case No. PL070653.)

## Cedarvale settlement reached

In a decision issued August 28, board member **Donald Granger** allowed an appeal by **Risa Spring** against a decision of the committee of adjustment to deny Spring's application for minor variances to permit construction of additions to an existing detached house at **46 Markdale Avenue**, southwest of Bathurst Street and Eglinton Avenue West.

The requested variances include an increase in the permitted floor space index from 0.4 to 0.673 times the lot area and a front yard parking space.

Abutting resident **Peter Sevitt** was granted party status and area resident **Irving Charny** was granted participant status. Charny opposed the project on the basis that it would nearly double the floor space of the building and could create parking problems.

Following discussions Spring and Sevitt reached an agreement. Planner **Michael Manett (Michael S. Manett Planning Services Ltd.)** spoke on behalf of Spring, in support of the agreement and the proposed variances, as did planner **Jack Dougan (IBI Group)**, on behalf of Sevitt. In his evidence, Manett noted that similar variances had been granted in the Cedarvale area.

The board allowed the appeal, authorizing the minor variances.

Solicitor **Michael Vaughan** represented Risa Spring. Peter Sevitt was not represented by counsel. (See OMB Case No. PL080543.)

## Date set for Yonge-Eg apartment appeal

In a prehearing decision issued August 25, board member **Jan de Pencier Seaborn** set the date for a hearing on appeals by **Top of the Tree Development Inc.** against failure of the city to enact official plan and zoning by-law amendments to permit an apartment development at **34-70 Montgomery Avenue**, northwest of Yonge Street and Eglinton Avenue.

Top of the Tree proposes changing the official plan designation from neighbourhoods to apartment neighbourhoods for the development of a 25-storey apartment building that is to contain 328 units.

The board set the date for the five-week hearing to begin February 9, 2009.

Solicitor **Gordon Whicher** represents the **City of Toronto**. Solicitors **Mark Flowers** and **Aaron Platt (Davies Howe)** represent Top of the Tree Developments Inc. Solicitor **Barnet Kussner (WeirFoulds)** represents the Zuker Group. (See OMB Case No. PL080492.)

**NRU**

## City People

Formerly a managing director of project management at Cushman and Wakefield LePage Inc., **David Kusturin** will join **Waterfront Toronto** as the new vice president of program management next week. He was introduced to the board of directors at Wednesday's meeting.

New Waterfront Toronto board of directors members were also in attendance. **John Sandusky** is a chartered accountant and served for 24 years as founding president of Sanbury Building Corporation. In 1999, he sold his company to Monarch Corporation and

was senior vice president until he retired. He has also been the president of the Oshawa, Toronto and Canadian Home Builders' Associations. Former mayor of East York and chair of the OMB, **David Johnson** was also a progressive conservative MPP in Don Mills (now

Don Valley East) for six years and a cabinet minister with various portfolios.

Joining **Cushman and Wakefield LePage** is **Angie DaCosta** as associate vice president of property tax services.