

North York planning update

## TRANSIT DRIVING OPPORTUNITIES

By Geordie Gordon

North York planning district staff is working to leverage large redevelopment opportunities and significant transit investment to create public spaces and a finer grain of streets.

North York community planning director **Joe Nanos** told *NRU* that the land use patterns in the North York district are very diverse, with urbanized areas along the subway, but more traditional suburban developments in the outer areas. As more transit infrastructure is built and reaches the outer areas, it offers an opportunity to accommodate further growth. He said the subway extension to Vaughan, for example, is generating significant development interest, both from the private sector and educational institutions.

“Up at York University, with two subway stops... it’s really positioning [York] University for further growth and development,” he said.

Nanos said with transit infrastructure being built in North York, including the Eglinton Crosstown LRT, and large private sector developments—such as the recently

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National climate framework

## TARGETING THE BUILDING SECTOR

By Leah Wong

To reduce Canada’s greenhouse gas emissions, energy and building policy makers are calling on the federal government to include an aggressive action plan aimed at the building sector in its national climate framework.

The energy consumption of buildings accounts for about one quarter of greenhouse gas emissions in Canada. National policies and financial incentives targeted at the building sector is one of the quickest ways to achieve significant GHG reductions at a lower cost than other government initiatives, **Toronto Atmospheric Fund** policy director **Bryan Purcell** told *NRU*.

“The building sector is one of the largest contributors [of GHG emissions]. To have an effective climate strategy nationally we really need to address it,” said Purcell. “It’s something that can unite people across Canada... it’s not an area where we have regional divisions where certain regions will benefit more than others. They have homes and buildings.”

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## Your Expert Team

Municipal, Land Use and Development Law

In Toronto, contact:

**Jim Harbell** jharbell@stikeman.com

**Calvin Lantz** clantz@stikeman.com

STIKEMAN ELLIOTT LLP  
stikeman.com

STIKEMAN ELLIOTT

# UPCOMING DATES

**SEPTEMBER 6**

**Government Management Committee,** 9:30 a.m., committee room 1

**SEPTEMBER 7**

**Etobicoke York Community Council,** 9:30 a.m., council chamber, Etobicoke Civic Centre

**Scarborough Community Council,** 9:30 a.m., council chamber, Scarborough Civic Centre

**Toronto & East York Community Council,** 9:30 a.m., committee room 1

**Toronto Public Art Commission,** CANCELLED

**SEPTEMBER 8**

**Planning & Growth Management Committee,** 9:30 a.m., committee room 1

**SEPTEMBER 9**

**Parks & Environment Committee,** 9:30 a.m., committee room 1

**SEPTEMBER 12**

**North York Community Council,** 9:30 a.m., council chamber, North York Civic Centre

**SEPTEMBER 15**

**City of Toronto Design Review Panel,** time TBC, committee room 2

**SEPTEMBER 19**

**Budget Committee,** 2:00 p.m., committee room 2

**SEPTEMBER 20**

**Community Development & Recreation Committee,** 9:30 a.m., committee room 1

**Toronto Port Lands Company Board,** time and location TBC

**SEPTEMBER 21**

**Waterfront Toronto Design Review Panel,** 8:00 a.m., 20 Bay Street, Suite 1310

**SEPTEMBER 22**

**Executive Committee,** 9:30 a.m., committee room 1



Tracking pollinator population

# BUMBLE BEE COUNT

By Leah Wong

Canada's bee population has been in decline due to increased use of pesticides, loss of habitat and the impacts of climate change. As scientists determine how best to reverse this decline, municipalities, such as Toronto, are expected to play an important role in regenerating the bee population.

Over the summer **Friends of the Earth** has been working to enlist Canadians to track the bumble bee population across the country to collect data about the presence of different species of wild bees. Bumble bees refer to a type of wild bee, and are most recognized by the public at large.

The Canadian count builds on work by scientists from **Bumble Bee Count**—which developed a website to track bumble bees across North America. Friends of the Earth chief executive officer **Beatrice Olivastri** told *NRU* that there are few scientists dedicated to studying wild bees, so using “citizen scientists” can generate larger results and cover a wider area.

“In some cases the citizen science projects find, certainly in the states, the kind of bees that the few scientists we have just don't see. They're not out everywhere in the field,” said Olivastri. “There is more possibility to find rare and unusual bees when you have more people involved.”



SOURCE: BOB YOUNG



Bees documented through the Great Canadian Bumble Bee Count

Similar to the honeybee population, the wild, native bee population in Canada is facing decline caused by stress due to pesticides, climate change, habitat loss and diseases. Through the count Olivastri said Friends of the Earth wants to educate more people about the importance of wild bees and collect

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Ian A.R. Graham, Publisher  
iang@nrupublishing.com

Lynn Morrow, Editor  
lynnm@nrupublishing.com

Leah Wong  
Municipal Affairs Reporter  
leahw@nrupublishing.com

Geordie Gordon  
Planning Reporter  
geordieg@nrupublishing.com

Peter Pantalone  
Planning Researcher  
peterp@nrupublishing.com

Jeff Payette, Design/Layout  
jeffp@nrupublishing.com

Irena Kohn  
Sales and Circulation  
irenak@nrupublishing.com

Twitter @nrupublishing

SALES/SUBSCRIPTIONS  
circ@nrupublishing.com

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Editorial Office  
26 Soho Street, Suite 330  
Toronto, ON M5T 1Z7  
Tel: 416.260.1304  
Fax: 416.979.2707

Billings Department  
34B McMurrich Street  
Toronto, ON M5R 2A2  
Tel: 416.440.0073  
Fax: 416.440.0074  
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Challenges of urban family living

# GROWING UP IN TALL BUILDINGS

By Geordie Gordon

As the first phase of the city’s study on families living in tall buildings concludes, staff says it has gained a better understanding of the challenges faced by parents raising children in high-density, multi-unit buildings. Top concerns expressed by residents include number of bedrooms, amenity space, storage space and proximity to schools.

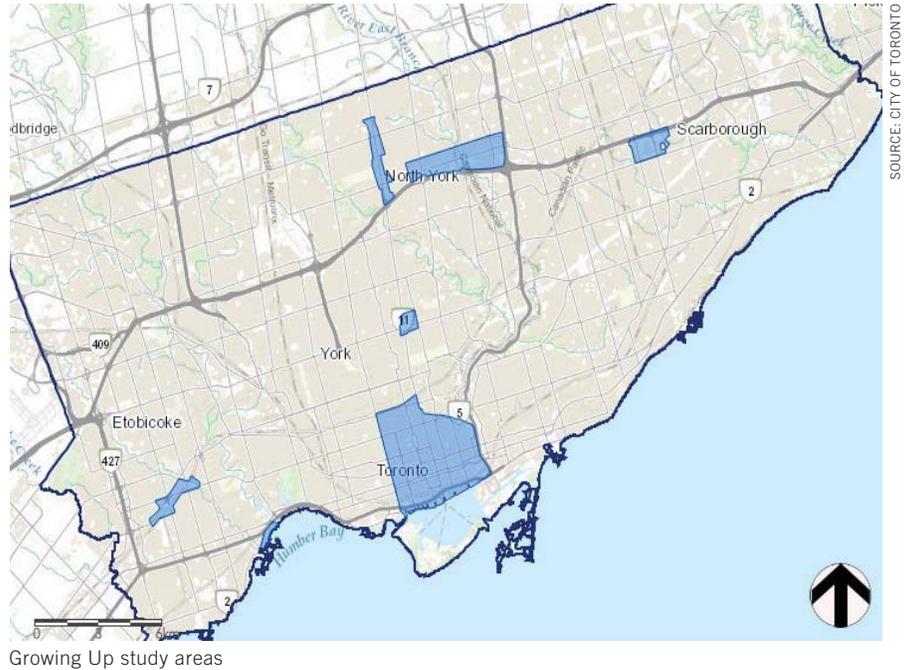
Strategic Initiatives planner **Andrea Oppedisano** told *NRU* that the city is wrapping up the first of three phases of the *Growing Up: Planning for Children in New Vertical Communities* study. The first phase included background research and stakeholder consultation with families living in high rise buildings, developers, architects and landscape architects. The results offer insights into the challenges families have living in tall buildings. The study is focused on three different scales: unit, building and neighbourhood. [See *NRU February 12 Toronto edition*.]

Oppedisano said that based on survey results, the city found that 69 per cent of the high rise families interviewed have changed something in their unit to accommodate their family, with the majority of changes being the use of a den as a bedroom for those living in one-bedroom units. She said that another common response was the lack of child-oriented space in the building.

“Having somewhere for the children to run around and let off steam was really important. Right now they’re just sort of using exercise rooms or spaces that weren’t really meant for children as an [activity] place, because they don’t really have anything [else],” she said.

At the neighbourhood scale, Oppedisano said many of the issues identified concerned traffic and safety, and parents’ degree of confidence in letting children out on their own to play. Other issues expressed related to proximity to schools and childcare in the neighbourhood.

In addition to the survey sent out to families, city planning staff also pursued a novel approach—called a “condo hack”—



where city staff connected directly with nine families. The idea was to give staff a more close up view of how families have adjusted to, or “hacked” their condos to make living in tall buildings work for them. Staff interviewed the families in their homes and were given a tour, which sometimes included visits to the local playground. Oppedisano said that it was a unique approach for city planning.

“It’s one thing for people to come to a public consultation and describe their lived experience, but we really wanted to try to understand firsthand what that experience of living in a tall building with children is like,” she said.

Staff met with families across the seven study areas—downtown, Etobicoke, North York, Yonge Eglinton, Scarborough Civic Centre, Humber Bay Shores and Sheppard Corridor. Oppedisano said of the nine families, only one put a lot of money into renovating its unit to provide additional storage and open up the kitchen. Other families, while having a list of things they would change, were mostly making do with the layout. She said the families’ motivation to make the space work came from a desire to live in their chosen neighbourhood.

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# BUMBLE BEE COUNT

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information that will help scientists better understand their decline.

“Wild bees are an important part of our pollinator community in Canada,” said Olivastri. “For example, [if you have a garden], you would have less quantity and less quality of produce, without wild pollinators around.”

There are about 800 species of wild bees in Canada, including 40 species of bumble bees. There are four bumble bees listed for protection under the federal *Species at Risk Act*. Olivastri said that scientists are trying to figure out why the decline is happening and what can be done to rebuild the wild bee habitat.

The bumble bee count wraps up on August 15. Scientists will then work to verify the entries, ensuring that the species of bees counted are correctly identified. Once results have been verified a report on the findings will be produced and recommendations will be made to the federal government about how to protect and improve wild bee populations.

This is the first year that Friends of the Earth has done a bee count and so far, Olivastri is impressed with the results. She estimates that when the count ends next week they will have

had citizen scientists submit around 1,000 bee pictures. She said they will organize another count next summer and hope to get more citizen scientists involved.

Olivastri said there is less information about bees in urban areas than in rural areas. She predicts impressive results from citizen scientists in urban locations due to the diversity of plants in a concentrated area. One of the scientists involved in the project has seen about 40 species of wild bees in his garden in downtown Toronto.

“My policy guess is that we will find out that urban settings are way more important than we ever thought in terms of reversing pollinator decline and in terms of building support for pollinators,” said Olivastri.

In the fall Friends of the Earth will move its attention to educating the public on how to put gardens to bed for the season in a way that makes it a welcoming environment for the wild bees to hibernate over the winter. She said if residents in urban areas reduce pesticide use and create more bee-friendly environments it will go a long way towards saving the bee populations. **nr**

# GROWING UP IN TALL BUILDINGS

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Storage space was a consistent challenge among all the families visited, in particular places to park strollers within the unit.

“We have a lot of pictures of strollers in bathtubs or strollers in kitchens. So thinking about the entryway into condos... that allow for a little bit more space for storage [is important],” Oppedisano said.

The ability to put bunk beds in bedrooms was also identified as important to families. And while some families appreciated having two bathrooms, they would prefer having storage space instead of the second bathroom. Oppedisano said that storage was a recurring theme, particularly places to store children’s items that might be passed down to a younger sibling.

Staff also learned through workshops with architects and designers that **Toronto Community Housing** is considered a leader in developing family-friendly housing. Staff will connect

with TCH as part of the second phase of the review.

The city has retained consultants **Urban Strategies, Hariri Pontarini Architects; Jane Farrow, the MBTW Group** and strategic advisor **Housing Lab Toronto** founder and president **Jeanhy Shim** to assist with the study. The second phase of the study involves coming up with recommendations and design directions. Oppedisano says part of phase two will be figuring out the policy directions and where exactly the city wants family-friendly development occurring, whether across the city or in certain growth areas, such as the downtown or centres.

The study is intended to result in a handbook for developers, which will be a combination of performance standards and guidelines. Oppedisano expects a draft handbook will be ready sometime this fall, and expects to report to Planning and Growth Management Committee in November. **nr**

# TRANSIT DRIVING OPPORTUNITIES

CONTINUED FROM PAGE 1

approved Quad student housing community at York University— come opportunities for public realm improvements and placemaking.

“One thing that strikes me about North York that somewhat differentiates it from downtown, is even though we’re in the middle of city, we have tremendous opportunities for creating public realm improvements because in many parts of North York, the parcels are very large. And, it creates opportunities to break them down into a finer grain of blocks and roads and create new public roads and parks,” he said.

Staff is working to accommodate the growth that is happening along the city’s transit lines, and has recently initiated two studies along the Eglinton Crosstown line—Eglinton and Laird, Eglinton and Don Mills—based on the six focus areas identified in the Eglinton Connects study.

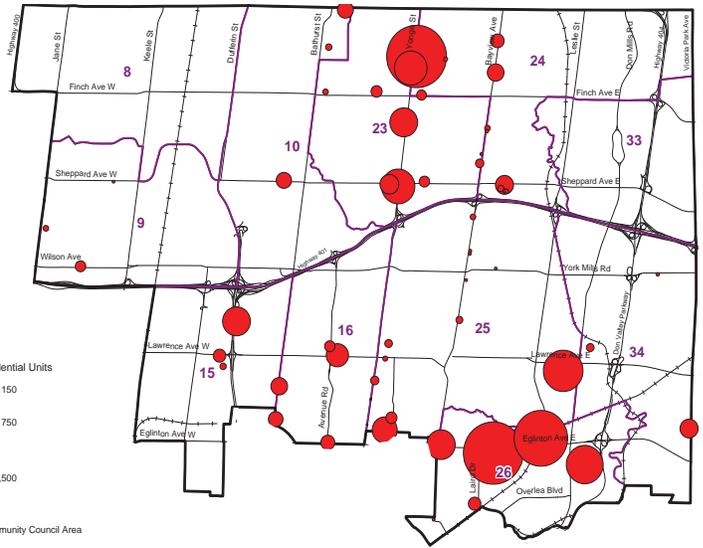
The Eglinton and Laird area comprises large parcels and big-box retail land uses. Nanos said that the purpose of the study is to establish a planning framework for the area in anticipation of the LRT. The intent is to implement a finer grain of roads and public parks, and to identify what community facilities are needed.

Stimulated by the upcoming transit investment, development applications are already being submitted and staff is reviewing them concurrently as the study progresses. As an example, Nanos pointed to an application by **Diamond Corp** at 939 Eglinton Avenue East, which proposes a mixed-use development with 1,500 residential units and retail and office space.

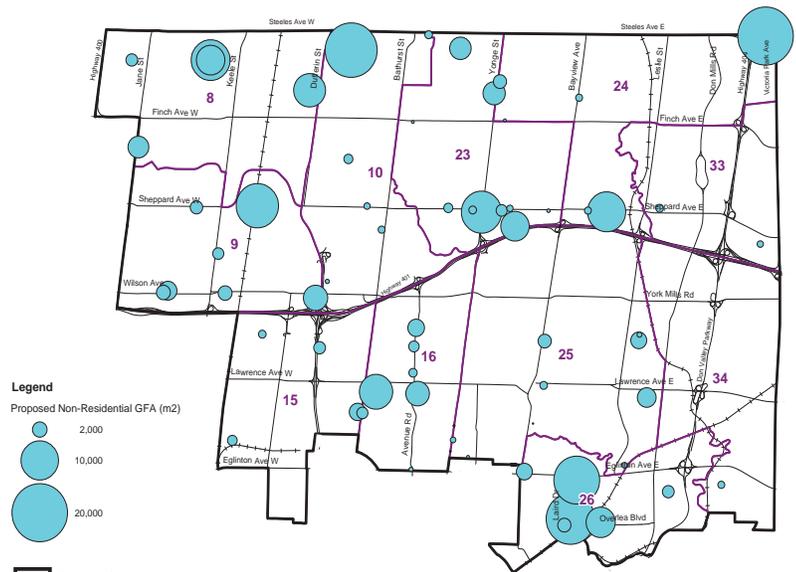
“That piece of land [at 939 Eglinton] has to fit into the larger context for the study area that’s being undertaken right now,” he said.

Nanos said that the proposal represents an opportunity to achieve desirable public outcomes and city staff is discussing with the applicant ways of improving the project, by adding new public roads and a public park within the development.

The Don Mills and Eglinton area presents similar opportunities. Nanos says the traditionally automobile-oriented area that is not very pedestrian-friendly will become more



North York District Residential Projects (July 2014 - June 2016)



North York District Non-Residential Projects (July 2014 - June 2016)

DATA SOURCE: IBMS / LAND USE INFORMATION SYSTEM II  
SOURCE: TORONTO CITY PLANNING DIVISION, RESEARCH AND INFORMATION - JULY 2016

urbanized as the LRT is constructed, with a stop at Don Mills. He points out the area includes an application for one of the largest developments in the city—**Diamond Corp.**, **Lifetime Developments** and **Context Development’s** proposal for the Celestica Lands at the northwest

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# TRANSIT DRIVING OPPORTUNITIES

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corner of Eglinton Avenue East and Don Mills Road. The proposal includes a request to convert the site from employment to mixed use, which is currently at the **Ontario Municipal Board**. A staff report approved by council in July recommends the OMB allow residential development to proceed in the first phase as the study is carried out to determine the need for public parks, facilities and roads.

“We’re positioning ourselves by creating these comprehensive planning frameworks throughout North York where we’re experiencing growth. So right now there’s a tremendous amount of study work going on in North York, so that we can accommodate and plan for the .... development that is happening and will happen as a result of the transit infrastructure,” Nanos said.

The Keele Finch Plus study is also underway, in anticipation of the Finch West LRT. Nanos says that the area is already beginning to transform, again because of the transit investments that are being made. The intersection will be the site of an interchange station once the subway extension is completed and the LRT is built.

Ward 33 Don Valley East councillor **Shelley Carroll** told *NRU* that land owners have proven to be patient in waiting for studies to be completed before putting in applications, such as in the area of the Consumers Next study, scheduled to be completed next year. Carroll said that there is an understanding on the part of developers that waiting for the studies to be completed can be advantageous to them, by improving the overall area.

“In the north district, we’re all taking a pretty grown-up approach to this. We’re not doing context studies as a means of tamping down development. There are lots of cases we have said we’re not going to put any height restriction on you at all, we want to talk about other things like narrowing the built form... [and developers] are willing to be patient for a study. They don’t feel like they have to get [their] approval before that study is used to constrain, because that’s not the purpose,” she said.

Carroll stressed that the city is not using the planning and visioning exercises as delay tactics.

“We’re not going to say ‘why don’t you show us your Styrofoam model’, and I will get my butter knife out and just cut the tops off of everything. That’s not how we’re planning anymore. And so [developers] are willing to engage in the studies,” she said.

North York District, July 2014 - June 2016

## Top-10 residential development proposals

**5925-5931, 5935A, 5945-5949, 5959, 5995 Yonge Street, 11, 15, 17, 19, 21, 23, 25 Wedgewood Drive, 1-8 Doverwood Court and 42, 44, 46, 48, 50, 52, 54 Cummer Avenue**—Proposal to permit four residential and mixed-use buildings with heights of 43, 31, 29 and 25 storeys with a total of 1,542 residential units.

**939 Eglinton Avenue East**—Mixed-use development proposing 1,500 residential units, 2,950 m<sup>2</sup> of retail space, 9,690 m<sup>2</sup> of office space, a public park and a new public road.

**1087, 1091, 1095 Leslie Street**—Proposal consists of four residential buildings with heights of 28, 29, 34 and 39 storeys containing 1,240 residential units and a total of 375 m<sup>2</sup> of commercial uses. A public park has also been proposed.

**169 The Donway West**—Mixed-use proposal with two residential towers (34 and 39 storeys) with 736 residential units and grade-related retail uses.

**25 St. Dennis Drive**—Proposal to construct a 42-storey tower-and-base building with 586 units and a 6-storey apartment building

with 60 units. A total of 646 new dwelling units are proposed.

**4800 Yonge Street**—Proposal to permit a 49-storey, mixed-use building with 536 dwelling units with a five-storey base containing 11,560 m<sup>2</sup> in retail and office uses.

**5840 - 5870 Yonge Street**—Proposal to permit a 29-storey residential development that includes a tower above an L-shaped 8-to-12-storey base building with 518 residential units and retail and service uses along Yonge Street. In addition, the proposal includes a separate two-storey building that would contain a car dealership.

**660 Eglinton Avenue East**—Proposal for 19 and 13-storey apartment buildings containing a total of 408 dwelling units with retail at grade. The existing commercial plaza would be demolished.

**1 Leila Lane**—Proposal to construct a 15-storey building with 308 dwelling units and an eight-storey building with 78 rental replacement dwelling units. Ground-floor commercial is also proposed.

**75 Canterbury Place**—Proposal for a 30-storey residential condominium with 386 units.

SOURCE: CITY OF TORONTO

Nanos says that North York has already been very successful in creating new parks and public facilities. While challenging to build in any area of the city,

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# TRANSIT DRIVING OPPORTUNITIES

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in North York staff has been able to capitalize on the larger parcels of land as they are redeveloped, often in multiple phases. He said that this is a result of planning frameworks put in place in the past that are starting to show results.

Nanos pointed to the Concord Park Place development, by **Concord Adex** on Sheppard Avenue East at Provost Drive, as an example of the type of development that can result from a master plan. The development includes 5,000 condominiums in 20 buildings and a 3.7 hectare park, as well as a new community centre. He said the city is seeking to replicate the development process for that site, where it is proceeding with community facilities and parks, in other areas of North York.

Carroll suggested there is a “North York model” of development that has begun to catch on, where significant public realm improvements are being secured through the development process. Still, it hasn’t happened overnight. Carroll says that it has only been in the last couple of years that developments have started to include some of the elements for which she has long advocated, such as food stores.

“If we have to have vertical communities like they’re [in] Trinity Spadina, fine, but they must be communities. And the developers are walking in the door, suggesting that in the first place, because they know that’s going to be the case,” she said.

Another area of North York that is attracting significant development interest is Downsview, where the majority of land is owned by **Canada Lands Company**. The area is also on a transit line, with the Downsview Park and Sheppard West subway station (currently known as Downsview station) under construction. Development is already proceeding based on a planning framework created a number of years ago in anticipation of transit coming to the area. Nanos said the **Mattamy Homes’** Stanley Greene development offers an opportunity to provide ground-related units in the form of stacked townhouses, which is lacking in other areas of the city. Affordable housing is also being integrated into the project, as well as new community facilities, such as a community centre.

Development in the Downsview area is not just about building residential units, Nanos said, but also about creating opportunities for employment in the area. The restoration and reuse of a heritage building at 65 Carl Hall Road as an aerospace campus for **Centennial College** is part of the city’s effort to attract aerospace jobs and technology and educational

North York District, July 2014 - June 2016

## Top-10 non-residential development proposals

**3125 Steeles Avenue East**—Proposal for a two-storey data storage centre containing 21,516 m<sup>2</sup> of gross floor area.

**1755 Steeles Avenue West**—Proposal for a new pharmaceutical facility containing 17,839 m<sup>2</sup> in gross floor area for the production of diphtheria and tetanus vaccines on the north campus. Includes removal of existing buildings and addressing servicing capacity.

**19 Esandar Drive**—Proposal to construct a six-storey self-storage facility, with a gross floor area of 15,684 m<sup>2</sup>.

**939 Eglinton Avenue East**—Mixed-use development proposing 1,500 residential units, 2,950 m<sup>2</sup> of retail space, 9,690 m<sup>2</sup> of office space, a public park and a new public road.

**65 Carl Hall Road**—Proposal for Centennial College Downsview Park Aerospace Campus with a 12,358 m<sup>2</sup> education / training facility.

**4800 Yonge Street**—Proposal to permit a 49-storey mixed-use building with 536 dwelling units, which includes a five-storey base containing 11,560 m<sup>2</sup> in retail and office uses.

**4700 Keele Street**—Proposal for a four-storey, 10,725 m<sup>2</sup> student centre north of the Pond Road and Sentinel Road.

**1001-1019 Sheppard Avenue East (100 Woodsy Lane)**—Proposal for a three-storey, 10,330 m<sup>2</sup> community centre including a 52-space childcare facility, aquatic centre and recreation centre.

**77 Glen rush Boulevard**—Proposal for a three-storey, 8,200m<sup>2</sup> private elementary school.

**2 Brisbane Road**—Proposal for a two-storey, 2,039 m<sup>2</sup> addition at the northeast corner and a five-storey, 5,620 m<sup>2</sup> addition south of the Toronto Research Chemicals to be used for labs, inventory and office uses.

SOURCE: CITY OF TORONTO

facilities to the Downsview area.

Another area that illustrates North York’s transition from suburban to urban is the Dufferin Street Secondary Plan area. Large parcels on the west side of Dufferin, some as deep as 180 m, offer opportunities to introduce a finer grain of streets as well as parks and open space where none previously existed.

“That seems to be a theme in North York, opportunities for improving the public realm, opportunities for placemaking, as a result of development happening,” Nanos said. **nr**

# TARGETING THE BUILDING SECTOR

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The federal government has committed to developing a pan-Canadian framework for combatting climate change as part of its COP 21 conference commitment. Last week TAF, **Pembina Institute** and the **Canadian Energy Efficiency Alliance** submitted a [letter](#) to the federal ministers of Natural Resources and the Environment and Climate Change calling for the federal government to include a bold action plan for energy efficient buildings in the framework.

Pembina buildings and urban solutions senior advisor **Tom-Pierre Frappé-Sénéclauze** told *NRU* that updating national codes to prioritize emission reductions would set a clear vision for the industry. The letter's authors recommend that the *National Building Code* require new construction to be nearly net zero—using roughly the same amount of energy as is generated on-site through renewable energy—by 2030 and the *National Energy Code* require retrofits to deeply reduce energy consumption when existing buildings undergo major renovations.

The authors also recommend that the government use public funds strategically as incentives for private investment in energy efficiency and carbon reduction.

“Since we’re looking at the existing building stock and upgrading the energy efficiency of older buildings built before climate and energy were such a concern, this will require significant capital investment,” said Frappé-Sénéclauze.

While the government can provide grants, resources are limited and funding can fluctuate with political changes creating market uncertainty. However, Frappé-Sénéclauze says there are opportunities for the government to raise money through bonds and capital markets. This is already done in Germany, where the national government distributes loans and grants, collected through a public-private partnership, for home energy retrofits.

Improving energy efficiency in buildings would also have spin-off benefits such as the creation of green jobs, improved building and air quality and reduced energy costs for owners.

Purcell said making energy data public will allow the market to respond by including energy efficiency in the value of real estate.

“Once we can create that link and ensure it is an energy-efficient building—other things being equal, it is valued higher in the real estate market than an energy-wasting building—

we create a whole new set of incentives to drive action in the industry,” said Purcell. “It’s not just about how much energy can we save and what that will do for us, it’s about protecting and enhancing the value of core assets.”

Having a national strategy also creates an opportunity for stakeholders, such as building owners, municipal governments and professional organizations, from across the country to learn from each other’s experiences in energy reduction.

**Once we can create that link and ensure it is an energy-efficient building—other things being equal, it is valued higher in the real estate market than an energy-wasting building—we create a whole new set of incentives to drive action in the industry. It’s not just about how much energy can we save and what that will do for us, it’s about protecting and enhancing the value of core assets.**

• Bryan Purcell

“There is a lot of history in Toronto of working on energy efficiency in homes and buildings. There are a lot of tools and programs that we can share with other parts of the country,” said Purcell. “And, I think the reverse is true. Other cities and regions have done some innovation things we can learn from.”

Purcell said that the requirements of Toronto’s Green Standard have built industry capacity, creating a concentration of expertise on green building, design, engineering and architecture in the Greater Toronto Area.

The letter was endorsed by representatives from **Architecture Canada**, **Association Québécoise pour la Maîtrise de l’Énergie**, **BOMA Toronto**, **Council for Clean Capitalism**, **Équiterre**, **MARS Advanced Energy Centre** and **Passive House Canada**. [nrucanada.com](#)

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# TORONTO OMB NEWS

## Pelmo Park severance and variances approved

In a July 11 decision, board member **Helen Jackson** allowed an appeal by **Isabel Rodrigues** and **Eduardo Soares** against the **City of Toronto** committee of adjustment's refusal of their consent and minor variance applications. Rodrigues and Soares sought to sever their property at 84 Portage Avenue into two lots and build a detached house on each lot.

At the outset of the hearing a revised proposal was put forward to address concerns expressed in the city's staff planning report that went before the committee of adjustment. The modified proposal requested consent to sever the site into lots of equal frontage and area. Changes to the requested variances were consequently triggered.

Planner **Franco Romano (Action Planning Consultants)** provided evidence on behalf of Rodrigues and Soares in support of their appeal. He testified the proposed development respects and reinforces the existing streetscape and physical patterns of the neighbourhood and will replace a significant amount of asphalt with soft landscaping.

Romano said that the required removal of two healthy trees reflects a reasonable balance between intensification and protection of the existing tree canopy, and noted six trees will be planted to compensate.



84 Portage Avenue

SOURCE: GOOGLE MAPS

Rodrigues and Soares also summoned city planner **Anthony Hommik** to provide evidence in support of their appeal. He stated he was supportive of the revised proposal and the built form of the proposed houses will fit into the neighbourhood.

Notwithstanding the city planner's support of the revised application, the city remained opposed to the proposal because the proposed lots will be undersized and may lead to further severances throughout the neighbourhood.

Several neighbours and local councillor **Frances Nunziata** expressed concerns that the existing generous lot sizes in the neighbourhood will be lost by a destabilizing wave of future severances.

The board agreed with Romano and Hommik's evidence that the revised proposal represents good planning and allowed the appeal with conditions.

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**BILD**

### PLANNING COORDINATOR, POLICY & GOVERNMENT RELATIONS

**The Building Industry and Land Development Association** is currently seeking an energetic, organized, results-oriented individual to **join its team** as Planning Coordinator in the **Policy & Government Relations** department.

Reporting to the Vice President, and Senior Manager, our new team member will monitor emerging municipal government legislation, regulations and by-laws, manage and coordinate BILD Chapters, and Committees, assist in the development of research and position papers, liaise with and communicate the interests of the Association with our municipal partners and government agencies and ensure that communications with BILD members is maintained on issues affecting the industry.

The candidate will have a degree in urban planning or a related discipline, an understanding of provincial/regional/municipal governance structures, and knowledge of issues affecting the land development and home building industry. Preferred candidates will have exceptional communication skills, a demonstrated ability to multi-task in a fast-paced environment, and strong inter-personal skills when working with multi-disciplinary teams and a membership base.

Please e-mail a copy of your resume, along with salary expectations to the attention of Paula Tenuta, Vice President, Policy & Government Relations at [ptenuta@bildgta.ca](mailto:ptenuta@bildgta.ca) by September 5.

# TORONTO OMB NEWS

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Solicitors involved in this decision were **Amber Stewart (Amber Stewart Law)** representing Isabel Rodrigues and Eduardo Soares and city solicitors **Laura Spaner** and **Scott Nowoselski** representing the City of Toronto. [See OMB Case No. PL150903.]

## Allenby variances approved

In a July 18 decision, board member **Justin Duncan** allowed an appeal by **Arnold** and **Tyrral Prashker** against the **City of Toronto** committee of adjustment's refusal of their minor variance application. The Prashkers sought variances to build a two-storey detached dwelling with an integral garage at 51 Shields Avenue.

Planner **Tae Ryuck (Urban Advisors)** and architect **Drew Laszlo (Drew Laszlo Architect)** provided evidence on behalf of the Prashkers in support of their appeal. Laszlo stated the proposed home is designed to have a reduced height by

building part of the integral garage into the slope of the lot, while still maintaining a positive slope toward the street for drainage.

Ryuck testified there are many new two-storey homes in the neighbourhood, some with even-higher GFA than requested by the Prashkers. He said the proposed home will be consistent with the streetscape and the requested variances cumulatively satisfy the four tests of the *Planning Act*.

Neighbour **Sandy Price** opposed the appeal, stating that by replacing the existing bungalow with a two-storey home her backyard privacy will be compromised.

The board agreed with Ryuck's uncontroverted planning evidence and allowed the appeal.

Solicitor **Jeffrey Streisfield (Land Law)** representing Arnold and Tyrral Prashker was involved in this decision. [See OMB Case No. PL151107.]

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51 Shields Avenue

SOURCE: GOOGLE MAPS

TMIG IS PLEASED TO ANNOUNCE THE ACQUISITION OF:



### Dionne Bacchus and Associates Consulting Engineers Ltd.

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**Dale Dionne**, P.ENG., MBA, PMP  
DIRECTOR OF MUNICIPAL SERVICES



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# TORONTO OMB NEWS

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## Annex variances approved

In a July 11 decision, board member **Blair Taylor** allowed an appeal by **Benjamin** and **Karen Varadi** against the **City of Toronto** committee of adjustment's refusal of their minor variance application for 76 Lowther Avenue. The Varadis sought variances to enclose a 1.5-metre gap between the rear wall of their home and side wall of their garage by creating an enclosed mud room.

Planner **Michael Goldberg (Goldberg Group)** provided evidence on behalf of the Varadis and in support of their appeal. He testified the proposed mud room will add a modest 10 m<sup>2</sup> to the home and will have no impact on any of the adjacent properties.

The board agreed with Goldberg's unchallenged evidence and allowed the appeal.

Solicitor **Amber Stewart (Amber Stewart Law)** representing Benjamin and Karen Varadi was involved in this decision. [See OMB Case No. PL151173.]

## Forest Hill variances approved

In a July 14 decision, board member **Richard Makuch** allowed an appeal by **Adi Rakowski** against the **City of Toronto** committee of adjustment's refusal of his minor variance application. Rakowski sought variances to build a two-storey detached dwelling with an integral garage at 6 Dunloe Road.

At the outset of the hearing a modified application was presented that reduced the depth of the proposed home, resulting in a decrease in requested FSI and the elimination of a building length variance.

Planner **Michael Goldberg (Goldberg Group)** provided evidence on behalf of Rakowski and in support of the appeal. He testified the requested variances are within the range of approvals granted in the Forest Hill neighbourhood over the past 16 years. He said the size, scale and massing of the proposed home will be consistent with many other homes in the area.

Planner **Michael Manett (MPLAN)**

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# TORONTO OMB NEWS

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provided evidence on behalf of neighbour **Colin Watson** in opposition to the appeal.

Neighbour **Tim Kennish** opposed the proposal on the grounds that it will create a negative precedent for local redevelopment.

The board preferred Goldberg’s evidence and allowed the appeal.

Solicitor **Aaron Platt (Davies Howe)** representing **Adi Rakowki** was involved in this decision. [See OMB Case No. PL151185.]

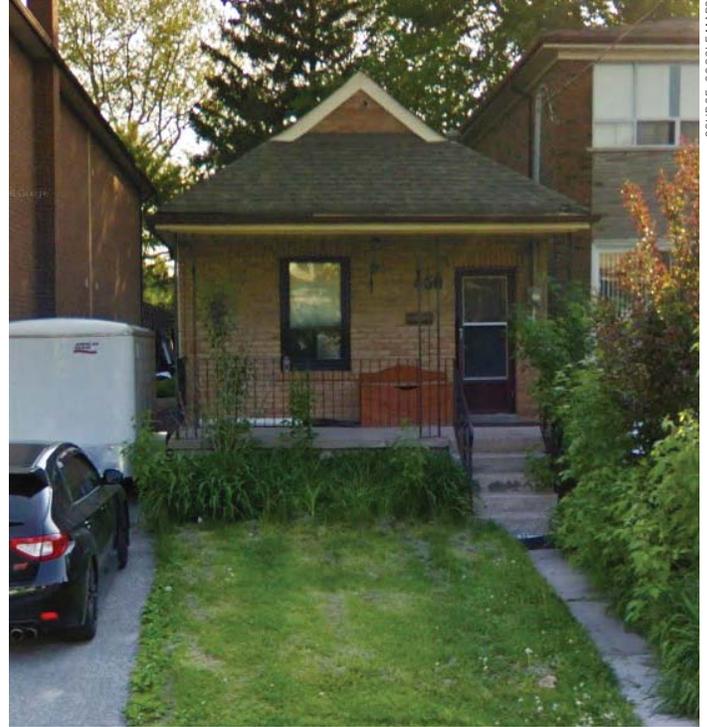
## Caledonia-Fairbank variances approved

In a July 14 decision, board member **Steven Stefanko** dismissed an appeal by **Cesare Chiarotto** against the **City of Toronto** committee of adjustment’s approval of a minor variance application by **Michael Varajao**. Varajao sought variances to build a two-storey detached home at 450 Harvie Avenue.

Planner **Adam Shipowick (WND Associates)** and architect **Richard Ramos (Canarch Designs, Consulting and Planning)** provided evidence on behalf of Varajao and in opposition to the appeal. Ramos said the new home is proposed to have a northerly setback of 0.04 metres from the adjacent Chiarotto property.

During the hearing Varajao’s representatives indicated they would accept revised side-yard setback variances that would increase the northerly setback to 0.3 metres, representing an improvement over the existing condition.

Shipowick testified there are many instances of narrow lots and modest side-yard setbacks in the neighbourhood and that the proposed home will be compatible with this built context. He said the requested variances satisfy the four tests under the *Planning Act*.



450 Harvie Avenue

SOURCE: GOOGLE MAPS

Chiarotto spoke on behalf of his mother, **Teresa Chiarotto**, owner of 452 Harvie Avenue. He expressed concerns regarding eaves troughs overhanging his mother’s property, disturbances caused by construction workers, and consistency of the proposal with the neighbourhood character.

The board accepted Shipowick’s planning evidence and allowed the appeal, with conditions.

Solicitor **Scott Rosen (Rosen Fromstein)** representing **Michael Varajao** was involved in this decision. [See OMB Case No. PL150476.] **nru**

## TORONTO PEOPLE

**Urban Land Institute** Toronto has announced changes to its district council. First Gulf development

vice-president **Derek Goring** has been appointed chair of the council and Bousfields Partner

**Emma West** has been appointed vice-chair. Goring replaces LiveWorkLearnPlay partner and principal

**Rob Spanier**, who becomes executive committee chair.