

**Against the odds**  
King Street sprouts  
green condos

**Affordable housing**  
Will feds let funds flow?

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# Novæ Res Urbis

## CITY OF TORONTO EDITION

FRIDAY, APRIL 21, 2006 • VOL 10 • No 16

CHARRETTE BRINGS "FRESH EYES" TO TORONTO ISLAND

## Vision unlikely to include airport

By Anne Marie Aikins

The City of Toronto and **Toronto Economic Development Corporation** are sponsoring a design charrette this week to bring "fresh eyes" to the island airport lands—post-Expo 2015. Initially proposed in a motion by Mayor **David Miller** last year as a potential location for the city's world's fair bid, the charrette is being billed by **CommunityAIR** members as the beginning of the "process of putting an end to the destructive notion of expanding the airport."

Although Expo consultants have already ruled out the island site in favour of the port lands, the charrette is going ahead thanks to a \$100,000 RFP from **ExpoCorp**, special projects director **John Macintyre** told *NRU*.

"We were initially exploring the site as a potential location for some of Expo 2015, but the evidence is adding up against the site," he said. "The direction from council last year, however, was to conduct an exercise focusing on the potential for the Toronto island post-Expo."

The charrette is being co-ordinated by **Jennifer Keesmaat (Office for Urbanism)** with some assistance from waterfront activists from **Waterfront Action** and **CommunityAIR**, which is well-known for its lobbying efforts to close the island airport and return the 200-acre site to public space.

"We have worked closely with the consultants to ensure that the charrette's guiding principles are appropriate and ensure the land is retained as public

*continued page 6*

NEW OP AT THE OMB

## Approval for bulk of plan

By Blake Eligh

After two years of wrangling before the **Ontario Municipal Board**, Toronto's official plan is nearly set to take effect; however, it all depends on whether council accepts a number of settlements during an in-camera session scheduled for next week.

At the recent March OMB hearing, official plan and zoning manager **Kerry Voumvakis** argued that the undisputed portions of the plan should be approved. Given the length of time since council adopted the plan more than two years ago, Voumvakis said it was time to bring the provisions into effect.

In its decision issued March 27, board members **Wilson Lee** and **Marie Hubbard** agreed with Voumvakis and granted approval of the uncontested and settlement portions of the plan, pending approval of various settlements by city council. The members note that substantial progress had been made in resolving appeals and that it was in the public interest to approve significant

*continued page 7*

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## MARK THESE DATES

### FRIDAY APRIL 21

**The Hidden Power of Bill 51—Accelerating Acceptance of Sustainability**, CUI, Sutton Place Hotel, 955 Bay Street, Toronto, 7:30 - 11:00 a.m.

### MONDAY APRIL 24

**World Expo Public Workshop**, Harbourfront Centre, 235 Queens Quay West, 6:00 - 9:30 p.m., 416-554-2714.

**Palais Royale Community Meeting**, 1601 Lakeshore Blvd., 7:00 p.m.

**Roundtable on the Beautiful City**, Committee Room 1, 6:00 p.m.

### APRIL 25 - APRIL 27

**City Council**, 9:30 a.m.

### WEDNESDAY APRIL 26

**East Bayfront Public Meeting**, TWRC, Metro Hall, 6:00 - 8:00 p.m.

### APRIL 26 - APRIL 27

**Second Annual Summit on the Greater Golden Horseshoe**, Strategy Institute, The Old Mill Inn, Toronto, 1-866-298-9343.

### THURSDAY APRIL 27

**Building the Foundation for Strong Communities**, MAH Central Municipal Services Office, Minister John Gerretsen, Sheraton Parkway Hotel, Richmond Hill, 8:00 a.m. - 3:30 p.m., 1-800-668-0230.

**Reality Check: What's Required to Maintain Global Competitiveness**, GTMA and Toronto Board of Trade, 7:30 - 9:30 a.m.

### SUNDAY APRIL 29

**Explore the Portlands with Mayor Miller and Councillor Fletcher**, TWRC, Toronto Hydro cafeteria, 500 Commissioners Street, 10:00 a.m. - 3:00 p.m., presentation at noon, 416-214-1344, ext. 248.

**Tackling the Gridlock: Transit-orientated Planning at York University**, Transport 2000, 106 Accolade West Building, 4700 Keele Street, 1:30 - 3:00 p.m., 416-653-4002.

## GREENING THE CONDO MARKET

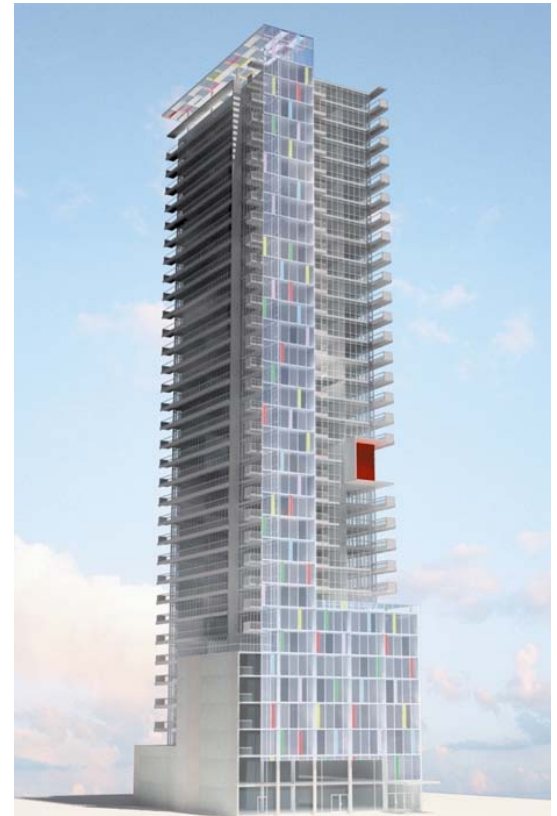
# Challenging the scepticism

The **Toronto Atmospheric Fund** is considering approving a \$375,000 loan to help finance energy efficiency measures in a new downtown 220-unit condominium project—M5V at 375 King Street West—being developed by **TAS DesignBuild**. The loan would help the developer seek LEED certification by the **Canada Green Building Council** once the building is completed. Achieving certification, which means the building's energy consumption is at least 25 per cent under code, is an expensive and onerous task. However, there are other even bigger hurdles—scepticism within the industry.

“The most difficult challenge is getting everyone's head around it,” said TAS principal **Mazyar Mortazavi**. “Convincing every person on the team that it is possible to design a building that meets all the required categories for LEED certification is very difficult.”

“They must be convinced that it is possible to build in energy efficiency and keep the price points affordable or within market levels,” he said.

LEED—Leadership in Energy and Environmental Design—rates building performance in six categories, including sustainable site



**M5V**

Source: TAS DesignBuild

development, energy use and atmospheric impacts, water efficiency, materials and resource consumption, use and disposal, indoor environmental quality and design innovation.

LEED applicant buildings are rated according to a detailed scorecard that is verified and certified after construction.

M5V—at the corner of King and Blue Jays Way—is still in the design development stage, Mortazavi said, but the team is “determined to succeed,” he said. •

## NOVÆ RES URBIS

CITY OF TORONTO EDITION

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## TTC ROUNDUP

# New green buses coming

The **Toronto Transit Commission** welcomed the much-anticipated addition to its fleet of surface vehicles Wednesday just prior to its board meeting, with the arrival of the first Orion VII low-floor hybrid bus. MP **Mike Wallace**, Ontario transportation minister **Harinder Takhar** and environment minister **Laurel Broten**, and Toronto mayor **David Miller** represented the three levels of government that provided the \$112-million funding for the 150-bus purchase. TTC chair **Howard Moscoe** was also on hand to welcome the first environmentally friendly hybrid bus—the first hybrid-bus fleet service in Canada.

Hybrid buses are easier on the environment with 37 per cent less greenhouse emissions, 40 tonnes less CO<sup>2</sup> per bus each year, 30-50 per cent less nitrous oxide emissions and soot particulates and 20-30 per cent less fuel consumption. The TTC will take possession of new hybrid buses between April and November 2006.



**OBI Orion 07.501 Hybrid  
40-foot Low Floor Transit Bus Demonstrator  
bound for the Toronto Transit Commission.**

## ST. CLAIR STREETCAR UPDATE

With the legal obstacle finally resolved, construction of the \$65-million St. Clair project is set to begin June 5 for the section between Yonge Street and Vaughan Road upon successful conclusion of negotiations with the contractors and subsequent approval by the City of Toronto. Community consultation is continuing through the two forums established by the environment ministry and the city.

There are ongoing discussions, led by city

transportation services, regarding the feasibility of, and funding for, burying all hydro wires, reconstructing the sidewalks, resurfacing the roadway, and installing new decorative street lighting at mid-block locations along St. Clair Avenue West.

## STREETCAR FLEET UPDATE

Commissioners supported the proposed capital campaign (2007 – 2011) to replace or fix aging streetcars. They are keeping fingers crossed that council will agree to purchase an additional 64-new low-floor streetcars and extend the life of other 100 cars. The current schedule of streetcar procurement leaves no room for growth to meet normal annual increase nor does it include any new light rail transit. Without the capital purchases, it may also be difficult to transport the anticipated 80,000 passengers per hour if the city wins the bid to host Expo 2015.

The TTC is also trying to prepare for 2024, when legislation requires total accessibility for public transit.

## PIZZAZZ STATUS UPDATE

Moscoe congratulated staff for making the “pizzazz” campaign during the month of April so successful.

“The public responded very well to the campaign,” he said. “It’s unfortunate the campaign began the same day the fare increase kicked in, which was definitely not planned, but it was well worth the money.”

## TTC BEATS THE LIGHT

The provincial government introduced legislation this week that it hopes will improve ride times for commuters by allowing all transit vehicles in the province

*continued page 4*



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May 30, 2006 - Toronto  
<http://info.queensu.ca/surp/escire.htm>

## TTC roundup continued from page 3

to install technology that speeds up bus traffic and cuts congestion. The technology is currently used mostly by emergency vehicles, but TTC vehicles already had installed it on some of the main routes. With the traffic signal pre-emption technology, buses, streetcars and other transit maintenance vehicles can shorten a red, or lengthen a green traffic signal to their advantage when approaching an intersection. Anyone else caught using the technology in the hopes of beating that red light, however, will face fines of up to \$1,000.

“This announcement is good news for transit riders as it can help to cut down on commuting time,” said **Canadian Urban Transit Association** president **Michael Roschlau**. “This makes better use of our road space and promotes transit as faster alternative to the car.”

Signal priority technology uses sensors placed in the pavement about 100 metres in front of an intersection. As the transit vehicle approaches the traffic signals, the sensors respond to a transmitter on the transit vehicle to shorten a red signal, or lengthen a green signal, depending on the signal being displayed to the approaching transit vehicle.

## WESTBOUND WATERFRONT STREETCARS

The TTC is set to begin an environmental assessment for a proposed waterfront streetcar service between the CNE and the Roncesvalles area. This week, the TTC issued a request for proposal to update a 1993 study and develop a conceptual design for the line, which would run between the CNE and Dufferin Street streetcar loops. The second phase entails developing terms of reference for the project, as well as achieving provincial and federal approval of the environmental assessment for the rapid streetcar line. The project is to wrap-up by January 2008.

## HR SETTLEMENT

The **Ontario Human Rights Commission** has reached a settlement in two related employment complaints involving the TTC. The complainant in both cases is a Black man, who has been employed as a dispatcher in the TTC's Wheel-Trans division since 1992, and who had applied unsuccessfully for 33-job competitions. The first complaint was filed in March 2000 and the second, alleging reprisal for

*continued page 5*



## JOB OPENING: SENIOR PLANNER / PROJECT MANAGER

### General Description

The Toronto Waterfront Revitalization Corporation (TWRC) is seeking qualified candidates for the position of Senior Planner / Project Manager. This position provides management assistance to the TWRC's Vice President Planning and Design on a broad range of activities, including running projects, overseeing and directing consultants, and coordinating the planning approvals process.

### Qualifications

The qualified candidate should possess:

- A master's degree in planning, architecture, and/or landscape design.
- 7-10 years professional experience in planning, architecture, or landscape design.
- Experience with the City of Toronto land use regulatory process.
- Strong project management skills and the ability to coordinate large, multi-disciplinary teams.
- Excellent interpersonal skills for negotiating with a broad range of stakeholders.
- Ability to find creative solutions to complex problems, and to communicate them through writing, drawing, public speaking, and other media.
- Familiarity with PowerPoint, AutoCAD, ArcGIS, and/or Photoshop a plus.

### Responsibilities

The Senior Planner / Project Manager will assist the Vice President Planning and Design on a wide range of projects with duties including:

- Working closely with the VP Planning and Design in developing precinct plans, implementation strategies, public realm proposals, and overall strategies for waterfront revitalization.
- Managing day-to-day activities of planning and design projects and continuously updating the VP Planning and Design on issues that arise.
- Overseeing and coordinating development approvals processes and rezoning applications.
- Reviewing plans and drawings and making recommendations to the VP Planning and Design as to necessary changes, concerns, or conflicts with TWRC goals.
- Negotiating with stakeholders, including government agencies, civic groups, and the public.
- Monitoring project expenditures and budgets.

### Projects

The TWRC is engaged in a variety of planning and design projects. The Senior Planner / Project Manager will be involved with each of the following: Central Waterfront Innovative Design Competition, the West Don Lands public realm design, East of Parliament Precinct Plan, Queens Quay Road Extension, East Bayfront Design Guidelines, Transit EA's, the Naturalization of the Mouth of the Don River, the Don River Park design, Lake Ontario Park master plan, Sherbourne Park design, and others.

### Compensation

To be negotiated based on experience.

### Application procedure

Interested candidates should submit hard copies of their resume, a brief cover note, and contact information to the following address by April 28, 2006: Toronto Waterfront Revitalization Corporation, 207 Queens Quay West, Suite 822, Toronto, ON M5J 1A7, ATTN: Jennifer Andrews. The TWRC would like to thank all applicants in advance for their interest. Unfortunately, it is not possible to answer verbal inquiries. Only applicants selected for an interview will be contacted.

## Rumours circulate about cash for affordable housing

Rumours abound that most (\$1.4-billion of \$1.6-billion) of the promised funding from *Bill C 48*, the budget bill negotiated by the Liberal and NDP parties before the election was called last year, has been allocated to provinces and territories. The promises of cash, which include \$300-million for Ontario, however, can not be confirmed.

Municipal affairs and housing ministry spokesperson **Andrea Kelly** told *NRU* that minister **John Gerretsen** has not heard another word from the feds since signing the memorandum of agreement with then-prime minister **Paul Martin** last year for Ontario's share of the pot.

"The details have not been worked out as yet," said Kelly. "We look forward to discussing the details with the federal government."

In October 2005, former housing minister **Joe Fontana** announced that a new round of bilateral discussions with PT ministers on the spending of the \$1.6 billion approved by parliament in June. Ontario was co-chairing the discussions. (See *NRU GTA October 6, 2005*.)

**"The details have not been worked out as yet. We look forward to discussing the details with the federal government."**

- Andrea Kelly

The legislation authorized the social housing cash out of surplus dollars, however, the funding will be lost if not spent by March 2007. It also states that provincial cost-sharing was not required in order for those dollars to flow into Canadian communities.

Sources tell that trust funds would be set up for the funds with the provinces and territories as the fiscal agents for the funding and dollars would flow through them. Funding is still contingent on confirmation of the surplus, but that is expected in the fall.

The feds are also apparently putting a couple of conditions on the funding—

cash can not be used for on-going operating costs or rent subsidies.

Federal housing minister **Diane Finley** and finance minister **Jim Flaherty** did not return *NRU*'s calls. Since her appointment as minister of human resources and social development in January, Finley has not issued a media release or update under the Affordable Housing Initiative. •

## TTC roundup continued from page 4

filing the original complaint, was filed in July 2000.

In June 2005, the complaints were referred to the **Human Rights Tribunal of Ontario** for a hearing. However, as the parties agreed to resolve the matter, the settlement involves no finding

of liability against the TTC. As part of the settlement, the TTC agreed to place the employee into a supervisory position for a nine-month secondment. In addition, the TTC will train all staff involved in hiring in bias-free interviewing techniques, and will ensure that all job postings include clearly defined, objective criteria upon which to judge applicants. The TTC will also implement a self-identification survey for staff, to assist in monitoring for any systemic barriers to

**"The measures to be taken by the TTC are progressive and are a good model for other organizations on which to base their hiring and promotion practices."**

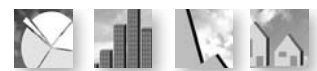
- Barbara Hall

equality and fairness in all aspects of employment, and retain an expert to facilitate its implementation.

"I want to applaud the TTC for settling these cases in a fair and forthright manner," said chief commissioner **Barbara Hall**. "The measures to be taken by the TTC are progressive and are a good model for other organizations on which to base their hiring and promotion practices." •

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## Toronto Island continued from page 1

space,” said **Dennis Findlay**, chair of Waterfront Action. The organization is an umbrella group for many waterfront residential and neighbourhood associations.

“We supported Mayor Miller’s campaign platform to not expand the island airport and were shocked to hear the expansion was still on,” he said.

When contacted by *NRU*, the **Toronto Board of Trade**, which has been on the record saying that a “viable city centre airport was important to Toronto’s economy,” was unaware of the charrette.

“Although, the board, including our air services committee, was not informed about the charrette, we look forward to reviewing the results,” said public affairs manager **Glen Stone**.

The **Toronto Port Authority’s** recent announcement to expand the island airport has “raised some questions” for board of trade members, who are currently reviewing the board’s position on a city centre airport, he said.

The port authority has co-operated in the exercise by giving access to the site and conducting a tour Thursday afternoon, Macintyre said. TPA spokesperson **Tom MacMillan** told *NRU* that they would be sending an observer to the charrette, which began last night and concludes on Saturday afternoon. In addition, there are private meetings with experts, who are being flown in from the **City of Vancouver, Mexico City and Amsterdam**.

**Dominic Papa** is a principle in the Amsterdam firm **s333 architecture + urbanism**. He is an award-winning architect, and his firm’s website promotes his skills to facilitate the processes that “initiate urban change.”

**Michael Gordon** is a senior central area planner for the City of Vancouver overseeing planning in the downtown peninsula. His areas of expertise include land use planning, community planning, urban design and housing policy.

In 1997, **Michel Rojkind**, partner of **Adriá + Broid + Rojkind Architects**, traded in his job as drummer for a rock band in Mexico, for one as architect. He has since gone on to receive international acclaim as an inspired young architect.

“One of the more interesting elements of our fresh eyes approach is that the experts in urban design are all very young,” Keesmaat told *NRU*. “We are expecting the charrette to generate some fresh new ideas for the island site.”

The weekend event is scheduled as a public open house to be hosted by Miller. The public will be able to review and comment on the options generated from the charrette.

Several years ago, CommunityAIR held its own design charrette for the airport lands. It used community members and volunteer architects and planners to develop a vision for a “better use” for the airport land, more in line with its zoned use as public open space.

That charrette envisioned a new 200-acre park, including 1 km. of additional beach, wetlands and lagoons, active recreational uses and arts and cultural facilities. The new park would meet the city’s goals for the waterfront and the anticipated one million new residents to

be added to the city over the next 30 years.

Cities like Denver, Oslo and San Francisco, have found it to be in their best interest to close downtown airports and convert them to environmentally friendly uses, which at the end of the day contribute to strengthening the quality of life enjoyed by these cities and their economic well being, CommunityAIR’s charrette report said.

A few hours before the charrette was being held yesterday, the city issued a media release announcing the event, scheduled to “bring together residents and representatives with local and international design professionals and academics to generate a series of visions for the future use of the Island Airport site.” The collaboration is “specifically designed to ensure that local and community input is at the forefront of the design process,” the release stated. •

**“We supported Mayor Miller’s campaign platform to not expand the island airport and were shocked to hear the expansion was still on.”**

**- Dennis Findlay**

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## Approval of plan continued from page 1

portions of the plan.

“Well over 90 per cent of the plan is approved now, contingent on settlements that have to be presented to council,” official plan policy and research project manager **Paul Bain** told *NRU*.

City council is to consider the proposed settlements at its meeting next week. One settlement in particular—which deals with interpretation of the plan’s policies—is central to the board’s anticipated approval of the plan in June.

“That will be critical for the board to be able to move on,” said city planning policy director **Barbara Leonhardt**, who declined to comment further on the confidential item. “If council approves the settlements, the board can take the next step to bring the plan into effect.”

Once that is accomplished, staff can move forward with outstanding appeals, which have been painstakingly whittled down to a handful of issues including employment areas, height and density incentives, implementation plans and strategies for city building.

“What is left will be those things which we knew would be hotly contested from Day 1,” Leonhardt commented.

That includes the plan’s housing policies, as well as appeals by developers and ratepayer groups against *Section 37* policies, which are scheduled to be heard in the fall.

There are also some aspects of employment policies yet to be resolved, Bain added. Various industries have appealed to include additional provisions in the plan’s employment land policies. These include a land-use compatibility policy, to protect existing industry from encroachment of incompatible sensitive land uses, and one to deal with ensuring long-term economic viability of existing heavy industrial uses. Those matters are to be heard sometime over the summer.

On top of that, there are still about a dozen outstanding site-specific appeals before the board, which are scheduled to start before the end of the year.

“The board’s approval of the plan will not be applied to properties that have remaining site-specific appeals,” Bain told *NRU*. He estimates that there are about a dozen such cases, but notes that the number seems to change almost daily as the city makes progress with settlements.

“It is a little like Swiss cheese. There are lots of little holes in the plan, which are related to those

**“It is a little like Swiss cheese. There are lots of little holes in the plan, which are related to those site-specific appeals.”**

- Barbara Leonhardt

site-specific appeals,” Leonhardt added.

“Our intent is to wrap this up by the end of the year. We want to get this off of our plate,” Leonhardt said. Whether or not that happens, depends on timing issues with the board’s schedule

and the appealing parties.

Once the plan is approved and in force, Leonhardt said that the former official plans are to be repealed. Leonhardt noted that no one should be caught off-guard, as staff has been reporting on new applications with an eye cast to both the old and new plans.

“There will be a patchwork of old policies until the rest of the plan is dealt with. If someone had an official plan amendment application under the old official plan, they might still require an official plan amendment under the new OP,” Leonhardt commented. •

### Approved by the OMB (pending council approval of proposed settlements)

**Shaping the city**—includes policies on the city’s downtown, centres, growth, avenues and green spaces. Related maps have also been approved, with a few exceptions.

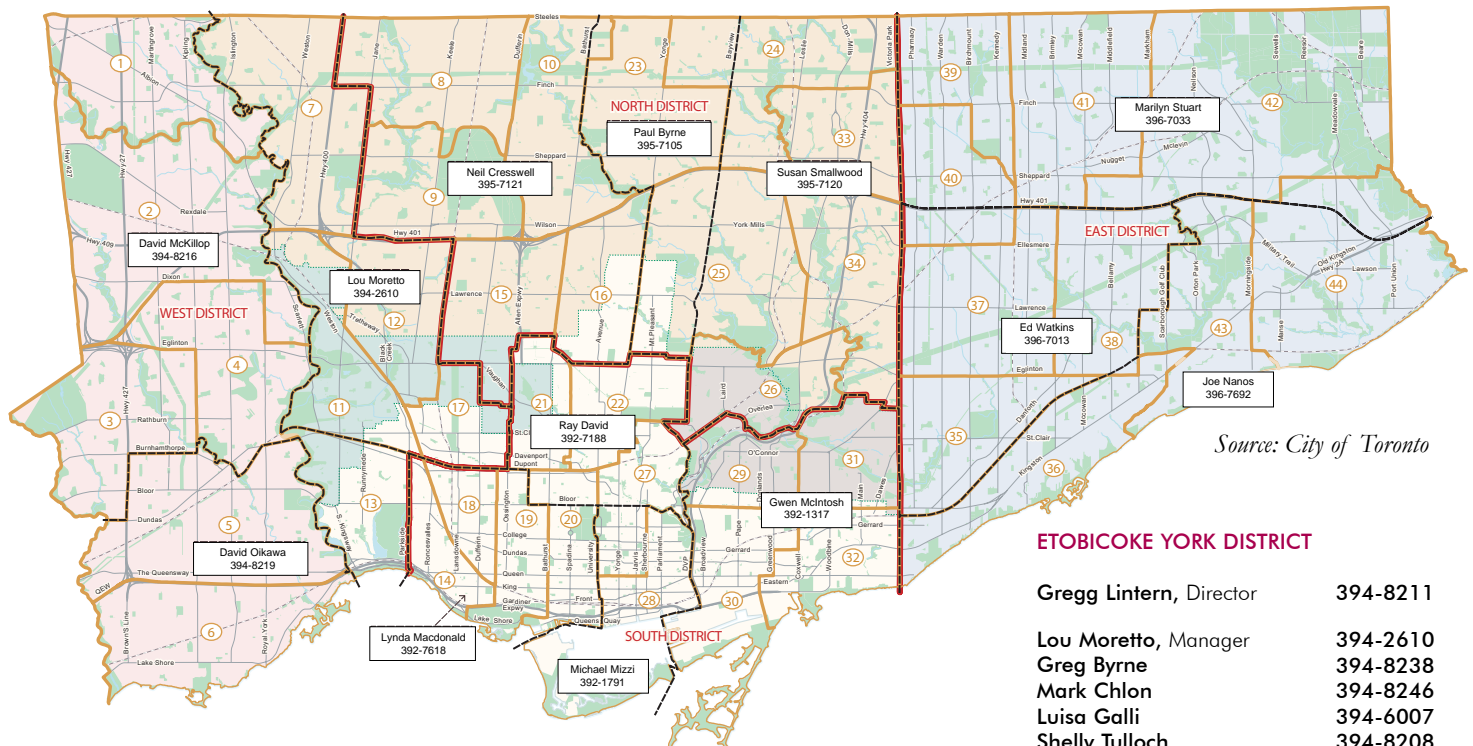
**Building a successful city**—includes policies dealing with the public realm and public art, the natural environment, new neighbourhoods, cultural capital, the built environment and built form policies for tall buildings.

**Land use designations**—includes land use policies for neighbourhoods, parks and open space and utility corridors, as well as mixed-use, regeneration and institutional areas.

**Implementation**—includes policies for managing growth and change, holding by-laws, site plan control, property standards and temporary use, development charges, secondary plans, community growth plans, development permits and great city campaign, the planning process.

**Secondary plans**—most of the city’s secondary plans also were approved, with the exception of the west-end Motel Strip, King-Parliament and Etobicoke Centre, which require further adjudication or acceptance of modifications.

# Clip & save update: Toronto's community planners



Source: City of Toronto

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**Heather Hood** 392-9337

## Mayors participate in cleaning up Cherry Beach

Ontario environment minister **Laurel Broten** will be joining the Great Lakes and St. Lawrence Cities Initiative meeting of mayors today at city hall. Following the meeting, Mayor **David Miller** will put the mayors to work at Cherry Beach as part of the GTA's 20-minute makeover.

## Resales up 3 per cent

In the first half of April, the Toronto area resale housing market showed a 3 per cent increase in transactions compared to the same period a year ago, **Toronto Real Estate Board** president **John Meehan** said. The 4,140 sales that took place during the first half of the month were also up 1 per cent from the record-setting pace of mid-April 2004.

## Expo public meetings generate positive feedback

**ExpoCorp** hosted two open houses this week that were attended by 50-plus people who commented on the feedback from the recently released consultants' reports. The consultants were available, along with executive summaries of most of the due diligence reports, including a theme report by **D-CODE** and **Eric Meerkamper**.

The theme report concludes that the emerging themes for Toronto's world's fair bid are—

- Peace and prosperity
- Equality and social cohesion
- Finding a sense of balance
- Creating a shared future
- Inspiration, innovation and a creative economy

## New home and condo sales ahead of forecasts

With 3,475 new homes and condos sold in the GTA in March, new home

sales through the first quarter of 2006 are running ahead of initial forecasts for the year, said **Greater Toronto Home Builders' Association** president **Desi Auciello**.

"The market has been a little unpredictable so far this year," said Auciello. "January and February sales were much stronger than expected, while March was weaker than expected. Condo sales remain very strong, however, accounting for 40 per cent of all new home sales in March and 35 per cent through the first quarter," he said.

## Recycle dirty lawn mowers

**Home Depot Canada** and the **Clean Air Foundation** announced the launch of the sixth annual "Mow Down Pollution" lawn mower recycling and rebate program this week. In 2005, more than 5,000 mowers and trimmers were responsibly recycled or retired, resulting in the reduction of more than 100 tonnes of greenhouse gas emissions.

Canadians who bring in their old lawn mowers to any Home Depot store across the country between April 20 and April 30, will receive an instant rebate of up to \$100 toward the purchase of a cleaner alternative. In addition, they can be assured the old product will be recycled safely by the Clean Air Foundation.

## City hosts home renovation forums

Beginning last night and running until May 2, Toronto is hosting free forums on home renovations. City staff and representatives from other organizations will cover a variety of topics, including planning additions or alterations, permits and other approvals, property standards, energy efficiency and working with contractors.

## City launches ICT strategy

Mayor **David Miller** helped launch an information communication technology strategy this week, designed to improve the long-term competitiveness of the Toronto region sector. The report recommendations focus on growing the industry and promoting its capabilities and potential in the global marketplace so that it continues to be a leading source of employment and wealth creation.

The strategy, which was jointly funded by the three orders of government, is the outcome of a year-long process that included extensive consultation with industry stakeholders. Councillor **Gloria Lindsay Luby**, economic development and parks committee chair, was on hand for the launch at the **MaRS** building.

## Website campaign promotes T.O. restaurants

**Toronto.com** has launched a \$1.4 million ad campaign in the Greater Toronto Area designed to increase the usage of the site's newly improved restaurant, event and movie finding features.

## Can the litter

The **Toronto Board of Trade** launched its "Can The Litter" campaign for a second year, working to change Torontonians' attitudes towards street litter, which costs taxpayers an estimated \$16 million a year to clean up.

"It's litter season again," said CEO **Glen Grunwald**. "Every year, the warm weather prompts an increase in the amount of garbage left on our city's streets. Obviously, we still have work to do in making people realize that litter is expensive, dirty and socially unacceptable."

The campaign is intended to help

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# ONTARIO MUNICIPAL BOARD NEWS

## Board approves front-yard garage

In a decision issued April 13, board member **Joseph Sneizek** allowed, in part, the appeals by **Mike** and **Pamela Stein** against conditions of approval related to variances granted by the committee of adjustment to permit a front-yard garage at **335 Riverview Drive**, southeast of the Rosedale Golf Club and Yonge Street in Toronto.

Stein proposed to increase permitted coverage for accessory buildings (from 56-sq.m. to 139-sq.m.), decrease side-yard setbacks (from 1.8 m. to 0.4 m.), and increase permitted building height (from 3.7 m. to 4.9 m.). The committee of adjustment granted the variances, subject to several conditions. Stein's appeal was based on his objection to a condition that required him to enter into a permanent easement with the city for access to the ravine to carry out ravine restoration work.

Neighbours **Elizabeth** and **Robert Schad** also appealed to the board to oppose the application. They were concerned that the side-yard setbacks would create a situation where development could harm trees on the ravine property.

The parties reached a settlement before the hearing

began when Stein revised the application and eliminated the variances to decrease side-yard setbacks.

**Tom Spragge (Spragge + Company Architects)** provided architectural evidence for Stein. He told the board that the new proposal had relocated the garage away from the lot line, resulting in a setback of 3.96 m., well within the required 1.8-m. minimum. The elimination of the setbacks would ensure that no trees were unduly harmed by the development.

**Natasha Laing** provided planning evidence for the city. She told the board that the amended application met the intent of both the official plan and the by-law, and represented appropriate development of the site.

Schad and the city supported the amended application. The city requested that approval of the variances should be subject to conditions, including one that would grant temporary, not permanent, access to the ravine through Stein's yard. Stein had no objection to the proposed condition, and the board allowed the appeal, in part, and authorized the variances.

Solicitor **Neil Smiley (Fasken Martineau)** represented Stein. Solicitor **Harold Elston (Elston Watt)** represented Schad. Solicitor **Abbie Moscovich** represented the **City of Toronto**. (*See OMB Case No. PL051045.*) •

## CITY IN BRIEF

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support Mayor **David Miller's** clean and beautiful city program, which runs its own litter campaign this week.

### Earth Day at Downsview Park

People will be celebrating Earth Day at **Downsview Park** on Saturday by helping plant 1,000-native trees and participate in family-oriented activities such as birdhouse building, crafts, a reptile presentation and an organic market.

### Zero waste event first in Canada

The **Metro Toronto Convention Centre** announced that it has succeeded in mounting a zero waste event—a first within Canada's facilities industry. The centre collaborated with **Turtle Island Recycling** and **York Communications**, the organizer of Construct Canada, an annual exposition and conference for professionals in the building design, construction and renovation

industries. With more than 700 companies, almost 1,100 exhibits and nearly 23,000 people attending over a three-day period, the show took up the entire convention centre exhibit hall. •

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## CITY PEOPLE

**Errol Chapman** is retiring after 37 years with the city. Chapman began his career in Metro Planning, and since amalgamation, has worked in the east district planning office.

**Paula Boutis**, a staff lawyer with **Sierra Legal Defence Fund**, is leaving for private practice (**Iler Campbell LLP**).