

PLANNING AND DEVELOPMENT

Hotline

May 24, 1983

WYCHWOOD PARK HERITAGE CONSERVATION DISTRICT STUDY APPROVED. On May 16 Toronto City Council received a recommendation from Neighbourhoods Committee that the Wychwood Park community be designated a Heritage Conservation District as per Part 1.1(h) of the City's Official Plan. The Study Report, prepared by the Toronto Historical Society with funding from the City of Toronto, Trustees and Residents of Wychwood Park, and the Ontario Heritage Foundation, acknowledged minor physical alterations which would not affect historic character should not require permits from City Council. All changes presently require permits as per Section 42 of the Ontario Heritage Act.

Wychwood Park is a private park in a development located between Christie and Bathurst Streets north of Davenport Road. In addition to parkland, the narrow vehicular drives are also private. The older portion of the residential development is of pre World War I vintage and is an adaptation of the English Arts and Crafts movement. Arguably a masterpiece of urban landscape architecture of its period, Wychwood Park has American counterparts including Llewellyn Park, New Jersey and Tuxedo Park, New York. One of the area's residents is the City's Commissioner of Planning and Development.

Vigorous opposition has come from several large property residents in Wychwood Park, who object to designation under the Heritage Act; biased review by the Toronto Historical Board; difficulties with proving compliance; severe penalties for infractions; costs of extra by-law insurance; and no public benefit to be derived.

The City Solicitor has indicated (March 29) that any relief from seeking permits from City Council for minor, non historic alterations would require amendment to Part V of the Heritage Act. The Deputy Commissioner of Planning and Development has recommended *inter alia* (April 26) that area designation await "suitable changes" to the Heritage Act. The Neighbourhoods Committee recommended that the Conservation District Study be forwarded to the Minister of Citizenship and Culture along with a request that Part V of the Ontario Heritage Act be amended to enable City Council to delegate its authority on minor alterations either to a Council committee or other person or body appointed by Council, provided Council may by by-law define "minor alterations".

Council approved the Committee recommendation on May 16.

Toronto

Planning Board	May 24	7:00 pm
EXECUTIVE COMMITTEE	May 25	9:30 am
COUNCIL	May 30	10:00 am
City Services Committee	May 31	10:00 am
Land Use Committee	June 1	10:00 am
Neighbourhoods Committee	June 2	10:00 am
Housing Standards Committee	June 2	7:30 pm
EXECUTIVE COMMITTEE	June 3	9:30 am

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ALAN DEMB, EDITOR. A planner since 1963, Alan Demb has worked in West Africa, the United States, and since 1968 in Canada. Initially a Principal Planner and then Assistant Director of the Central Area Division of the City of Toronto Planning Board (1968-1971), Mr. Demb returned to Toronto in 1981 as Program Manager of the Downtown Section, City of Toronto Planning and Development Department. In the interim he was Provincial Coordinator

for local planning, Nova Scotia Department of Municipal Affairs (1971-1973) and founding Planning Director of the Lunenburg County (N.S.) District Planning Commission from 1974 to 1981. In addition to editing Planning and Development Hotline, Mr. Demb provides professional growth and development counselling to individual planners, planning departments, and planning consultant firms.

REVIEW OF ALTERATIONS TO THE COLONNADE DEFERRED. Following a spirited exchange between Chairman Tom Jacobek and Alderman John Sewell, on May 18 Toronto Land Use Committee deferred a consideration of a staff report on changes to The Colonnade for 2 weeks. The Ward Alderman will be able to meet with the building's 160 tenants so they may appear as a deputation at the next Committee meeting as per The Colonnade Residents' Association's written request.

The Colonnade, located at 131 Bloor St. West is a modern Toronto landmark, the first modern (1960) commercial-residential high rise development in the City. Revenue Properties Ltd., who have leased the land from Victoria University until the year 2060, wish to convert the residential portion to a hotel and to convert much of the commercial space to offices. The staff report was generally supportive of the proposal, calling for support of variances from Committee of Adjustment and execution of a development agreement. The Toronto Historical Board would be requested to comment directly to City Council, presumably on the heritage value of The Colonnade as a structure housing a variety of complementary uses.

HERITAGE BUILDINGS ON WELLINGTON ST. AND YONGE ST. TO BE DESIGNATED. Despite representations from the Canadian Imperial Bank of Commerce, on May 19 Toronto Neighbourhoods Committee accepted the recommendations of the Toronto Historical Board that 5, 7, 9, and 11 Wellington St. and 36-46 Yonge St. be designated under Part IV of the Ontario Heritage Act. National Trust Company had earlier applied for demolition permits for these buildings as well as for 25 and 27

Wellington St., the latter 2 buildings not being deemed historic. In all, 11 buildings were included in the demolition application. The Bank of Commerce owns the properties. Other major owners on the Front-Bay-Wellington-Yonge block include Citicom and the Oxford Group. As well, the Committee approved a request from Alderman Sewell that Planning and Development staff "report without delay on development guidelines for this most important block". A similar request was placed before Land Use Committee in January 1982.

NO FUNDS FOR TORONTO PARKING STUDY. Toronto Land Use Committee on May 18 turned down a Commissioner of Planning and Development proposal for a consultant study of Residential Parking Standards Outside The Central Area. The estimated cost of the study was \$40,000.

SPADINA EXPRESSWAY STRUCK OUT (AGAIN). On May 18 Toronto Land Use Committee approved a recommendation from Toronto Ward II Aldermen Johnston and Gee to amend the Zoning By-law designation of the Cedarvale Ravine as follows: "(dd) to prevent the use of any land shown delineated by a heavy line on the plan set out below for the purposes of the maintenance of the Spadina Rapid Transit Line and construction of any ancillary facilities thereto." The amendment would delete the phrase "Municipality of Metropolitan Toronto and the construction and" after "for the purposes of the" from the present wording of paragraph (dd). The ravine is zoned G.

DESIGN COMPETITION FOR TRINITY SQUARE PARK IN EATON CENTRE PHASE 2. THE TORONTO Commissioner of Planning and Development has reported to the City Executive Committee on the appointment of Wilfred Worland, Architect, as administrator of the Trinity Square Park competition process. An Advisory Committee of representatives from Cadillac Fairview, Eatons, Holy Trinity Church, and Bell Canada as well as City staff, including the Toronto Historical Board, has been involved in preparing the Bulletin of Information for the competition. Once the winner has been selected, the Advisory Committee would continue to comment on technical matters affecting abutting property owners.

The Trinity Square Selection Committee proposed by the Commissioner of Planning and Development includes, in addition to himself: H. Pirk, newly appointed Commissioner of Parks and Recreation; Ray Bremner, Commissioner of Works; Michael Hough, landscape architect; Professor Douglas Richardson (Department of Fine Art, Univ. of Toronto); Eberhard Zeidler, architect; David Weinberg, architect-planner (Vice President, Cadillac Fairview). The park design competition will adhere to competition guidelines published by the Ontario Association of Architects and the Ontario Association of Landscape Architects. The five competitors selected will each receive \$10,000 toward expenses. The winner will receive a \$5,000 prize. Total costs of the design competition, previously estimated at \$55,000, are now \$72,000. Competitors will be selected from applicants by July 5; the winner will be announced by the Selection Committee on September 2.

DESIGN GUIDELINES APPROVED FOR TORONTO PORT INDUSTRIAL DISTRICT. On May 18 Toronto Land Use Committee approved a Planning and Development Department proposed 'Design Guidelines for the Port Industrial District' for use in reviewing development applications. The guidelines are general and oriented to landscaping and siting of buildings. Parking and material storage areas should be screened from view, while "an interesting and attractive industrial operation" should provide public views from the street. Water's edge sites on the Inner Harbour should be preserved for public views of the City skyline and Toronto Islands. The guidelines are cosmetic in nature except where conflict between industrial activity and a new public park on Polson Street could occur.

NO TOWNHOUSE STUDY NEEDED - TORONTO LAND USE COMMITTEE. On May 18 Toronto Land Use Committee determined not to defer a rezoning application to permit 8 townhouses at 70 Delisle Ave. The site already contains a 180 unit apartment building built at the maximum 2.0 density permitted by the present R2Z4 zoning. The proposed rental townhouses would share the apartment building's underground parking and would be an extension of the existing building with a 5% reduction in landscaped open space.

The Commissioner of Planning and Development had proposed a study of the impact which such incremental developments would have on site landscaping and surrounding areas, as there are numerous potential opportunities for similar developments. A useful and detailed terms of reference for the study of additions to "fully developed" apartment sites thus was set aside.

NEW DEFINITION OF 'LOT FRONTAGE' PROPOSED FOR TORONTO ZONING BY-LAW. Toronto Land Use Committee has recommended amendments to the City's 3 Zoning By-laws (#20623 - Toronto; #291-68 former Village of Forest Hill; #278-73 former Village of Swansea) to make the definition of "lot frontage" readily available and to remove any questions about frontage on irregular lots and lots with curved frontage. The changed definition originated with the Zoning By-law Review Committee. The new definition will be as follows:

lot frontage means the width of a lot between the side of lot lines measured along a line drawn at right angles to the centre line of the lot through a point therein where the same is intersected by a line drawn parallel to and at the perpendicular distance of 6 metres from the front lot line; the purposes of this definition, the centre line of the lot shall mean a line drawn across the lot from the front lot line and equidistant from the side of lot lines and the productions thereof at all points along its length.

Similarly, the texts of the 3 by-laws will be amended to use "lot frontage" in the appropriate locations.

TORONTO PLANNING BOARD DEBATES OWN ROLE IN CITIZEN PARTICIPATION. On May 9 Toronto City Planning Board voted to request Mayor Eggleton to include Planning Board members on any Railway Lands Review Committee. The concern for some kind of task force on the railway lands followed initiative taken by Toronto Ward 6 junior Alderman Jack Layton (See Hotline article page 2). The discussion included expressions of concern for the future of citizen participation in planning issues following the forthcoming demise of the Planning Board. Alderman Ying Hope referred to the Planning Board's follow-up duties for any Part II O.P. studies in progress when the new Planning Act comes into effect.

The Confederation of Resident and Ratepayers Associations passed a resolution on March 10 supporting creation of a planning advisory committee under the new Act "with a mandate to involve local citizens groups and to review all changes, particularly those dealing with procedure, in the planning process". The Playter Area Residents' Association has suggested that any new planning Board include at least 3 professional planners while urging Council "to include in its Official Plan its public participation objectives and clearly define the role of the Toronto Planning Board" (letter of April 8).

PRIVATE ENTERPRISE GOES INTO NON PROFIT HOUSING. At the May 19 meeting of the Toronto Neighbourhoods Committee, a representative of the Co-op Housing Federation criticized CMHC guidelines for builder/developer participation in private non profit housing. Referring to Rodger Davidson of the Tri Del Corporation who may have built 1800 dwelling units, the deputant alleged that paper community boards have been created and projects built and occupied, whose residents believe they reside in revenue properties, not co-ops. Since CMHC provides funding on an area allocation basis, private firms can pre-empt allocations for true co-op organizations. The Committee moved that Chairman Alderman Dorothy Thomas write to Romeo LeBlanc, Minister responsible for CMHC to express the Committee's desire that social housing funds not be allocated to private developers. To date, Tri Del apparently has satisfied CMHC that their projects have proceeded on an "arm's length" basis.

Etobicoke

General Committee	May 24	9:30 am
Works Committee	May 24	2:00 pm
BOARD OF CONTROL	May 25	9:15 am
COUNCIL	May 30	1:30 pm

BUSINESS IMPROVEMENT AREA DESIGNATION FOR MIMICO. A Planning Department staff report called the Mimico Study will be presented to Etobicoke Council this fall. The purpose of the study is to revitalize the Mimico area and to improve the overall land use pattern and the waterfront area. This will be achieved through creation of a Business Improvement Area for existing

commercial strips and the development of an eastern entranceway on Lakeshore Boulevard with the provision of offices and commercial related uses. Other study objectives include preservation of stable low density neighbourhoods and the development of a clean, light industrial area.

East York

Plg. & Ind. Dev't. Committee
Planning Board
COUNCIL

May 24 2:00 pm
May 25 7:30 pm
June 6 7:15 pm

INDUSTRIAL LAND PRESERVATION PRIORITY IN EAST YORK. On May 9 the East York Planning and Industrial Development Committee endorsed a recommendation by Planning Commissioner Donald Baxter that the Orange Crush property on O'Connor Drive remain designated Industrial. The Greek community proposed to build a Hellenic home for the aged on the site. While the site is opposite a residential area, the Commissioner cited compatibility, traffic, and loss of tax base reasons as well as concern for the physical integrity of one of East York's major industrial areas. Staff have offered to assist in alternate site studies, the best choice being the Donlands Dairy site on Donlands Ave. The dairy site is an unzoned exception to the East York Zoning By-law rather than a nonconforming use.

At the meeting Mayor Johnson said that East York has the lowest percentage (25%) of industrial to total assessment of any municipality in Metro. The applicants had proposed commercial development on a portion of the Orange Crush site to offset the loss of taxable assessment. The East York Planning Board recently proposed that another portion of the O'Connor Drive Industrial Area, 4 acres behind Canadian Macedonian Place, become park land for access to Taylor Creek Park. The property, owner, however, isn't interested.

On May 16, Council approved the Committee recommendation, thus denying the Orange Crush site for the proposed home for the aged.

EAST YORK RETAINS OWN CONSULTANT ON MAJOR DEVELOPMENT PROPOSAL. On May 16 East York Council accepted Planning Commissioner Baxter's recommendation that Marshall Macklin Monaghan planning consultants be retained for a fee not to exceed \$2500 to evaluate traffic and acoustical studies submitted by Murhal Developments Ltd. in support of their 1101 Millwood Road proposal.

EAST YORK O.P. AND ZONING BY-LAW AMENDMENTS DEFERRED. On May 11 East York Planning Board deferred until June 15 a decision on an Official Plan and Zoning By-law amendment application by Murhal Developments Ltd. to permit construction of a 55,000 sq. ft. retail food warehouse store and 35,000 sq. ft. of ancillary retail uses. At 1101 Millwood Road the site comprises 15 acres and is presently zoned for industrial-commercial use. It is the last remaining substantial tract of vacant land in East York.

Planning Board heard more than three hours of deputations on the application, including market study, traffic report, and noise impact assessment studies carried out by the developer's consultants. The market study, prepared by A.E. LePage Commercial Real Estate Services, was challenged by solicitors for Thorncliffe Market Place and Steinberg Inc. for its assertion that the development would have little impact on nearby existing stores. The solicitors also expressed concern that the proposed zoning will permit a wide variety of retail uses, while the developer has given no indication of uses beyond Loblaws.

A number of deputants argued that expected traffic volumes were underestimated and that the development would cause serious congestion at the Millwood Road/Crothers Road intersection despite a proposed intersection improvement.

Several references were made to a recent study of the Leaside-Thorncliffe industrial area by Peter Bernard and Associates Ltd., which suggested that the site was not appropriate for retail uses. Murhal Developments Ltd. has had limited success in developing the site for industrial/commercial uses, however, several citizens and community association representatives expressed concern about the possible negative impact of noise levels and visual intrusion on the residential community north of the CPR tracks which overlooks the site of the proposed development.

North York

COUNCIL	May	30	2:00 pm
Transportation Committee	May	31	10:00 am
Works Committee	May	31	1:00 pm
Legislation Committee	June	1	10:00 am
Planning Board	June	1	2:00 pm
Parks Committee	June	1	4:00 pm
Dev't & Econ. Growth Committee	June	2	9:30 am

HOLDING BY-LAW DRAFTED FOR NORTH YORK OFFICE POLICY. As directed by North York City Council, the City Solicitor has drafted a by-law to prohibit issuance of building permits for offices that are inconsistent with O.P. Amendment 261: Office Policy (See Hotline article page 1). The draft by-law would prohibit offices in industrial areas which are not designated as Business Parks. Specifically, the by-law is an amendment to By-law 7625 by the addition of Schedules "S" to "V". These schedules are maps showing locations of Business Parks. Office densities would be restricted to 1.5 times density except in the Southern Triangle, where 1.0 times density would prevail. The draft by-law was North York City Council on May 16.

PUBLIC HEARING ON NORTH YORK O.P. HOUSING POLICIES ON MAY 26. The proposed Housing Policies of the new North York Official Plan recognize that the residential component of the City is fully developed and is now maturing. Further residential development will require redevelopment and increases in density. Density bonuses would be based on site proximity to shopping and community facilities as well as accessibility to mass transit. New housing priorities should attend to the requirements of the neediest such as moderate cost rental and housing for the elderly. Emphasis is placed on communities rather than neighbourhoods. Duplexing may be permitted in substantially all low density residential areas. In view of demographic changes, the increased number of dwelling units in the future may not indicate any population increase for the City.

On May 16 Metro Executive Committee received a report from the Metro Commissioner of Planning recommending that Metro advise the Ontario Municipal Board that it supports the Bramalea Ltd and North York position regarding O.P. and Zoning By-law amendments to

permit a full block high density residential redevelopment at Finch Ave. E. and Kenneth Ave. near the Finch mass transit station. The extent to which this development adheres to the proposed Housing Policies is not clear.

NORTH YORK PLANNING COMMISSIONER NEGOTIATING ROLE CHANGED. On May 16 North York Council clarified the roles of the City's Development Officer and Commissioner of Planning and Development for dealing with developers. The Development Officer, who reports to the Development and Economic Growth Committee, will be the City's main liaison with developers and will negotiate with them until any formal application is submitted. The Commissioner of Planning and Development will discuss development and zoning proposals with applicants following receipt of formal application.

These clarifications attempt to rectify the prior situation where the Commissioner of Planning and Development could be involved in a conflict of interest, since he would be expected to review applications objectively despite his prior involvement in pre-application negotiations. Council also adopted motions calling on both senior staff to communicate with the appropriate Ward Alderman to insure that they are properly informed of forthcoming and current applications. On May 30 the Development Officer's report on his confidential negotiations with developers will be considered by Council.

TENANT NOTIFICATION ON O.P. AND ZONING AMENDMENTS DEFERRED IN NORTH YORK. On May 16 North York Council deferred a decision on amending the City's policy regarding Council and Planning Board public hearing notification for O.P. and Zoning By-law amendments to include tenants (as is the practice in Toronto). Although most Aldermen agreed with the tenant deputations that tenants should

have the same right of notification as home owners, a number questioned the estimated added cost of \$10,000 to notify tenants by first class mail. Controller Bob Yuill noted that only about 30 people turned out for the evening public hearing and suggested that tenants are not concerned about the

issue. He suggested that notices only be sent to tenants associations and building superintendents for posting notices in apartment building lobbies. Staff have been requested to report on cost-effective measures for tenant notification.

Scarborough

BOARD OF CONTROL	May 25	9:30 am
Works & Transportation Committee	May 26	9:30 am
COUNCIL	May 30	2:00 pm
BOARD OF CONTROL	June 1	9:30 am
Recreation and Parks Committee	June 2	9:30 am
Planning Board	June 2	2:00 pm

SCARBOROUGH TOWN CENTRE MAY RECEIVE HOTEL. On June 2, Scarborough Planning Board will consider a staff report on hotel uses in the Borough. The report arises out of an application last year by the Equity Development Group for rezoning the south-east corner of McCowan Road and Highway 401 in the Scarborough Town Centre to permit construction of a 500 room hotel. The application was objected to by Tankoos Yarmon Ltd., which has plans for a 400 room hotel nearby on land adjacent to Albert Campbell Square, northeast of the Scarborough Civic Centre. Tankoos Yarmon Ltd. had argued that the rezoning application should be deferred until the market could support two hotels. Their site should be developed first because of its more strategic location and because it is zoned exclusively for hotel use.

interest to encourage the development of two or more hotels in the first phases rather than allowing a single large hotel to absorb the short term market potential. Accordingly, planning staff recommended that Equity's rezoning application be approved.

The hotel Study concludes that Scarborough should encourage the clustering of hotels in the Town Centre, which has long term prospects for the development of up to 2,000 hotel rooms. The report states that it is in Scarborough's best

MALVERN TRANSPORTATION CORRIDOR REFERRED BACK TO COMMITTEE. On May 10, Toronto Metro Council referred a Scarborough proposal to rename the Malvern Transportation Corridor to Malvern Rapid Transit Line back to the Economic Development and Planning Committee. The Metro Toronto Planning Commissioner had reported that the O.P. amendment would be premature in view of full consideration by Metro Council of the Accelerated Rapid Transit Study and the terms of reference for the proposed North Metro Transit Corridor study. Several Secondary Plan amendments in Scarborough refer to the Malvern corridor as a "Major Transit Corridor".

Metro Toronto

Transportation Committee	May 24	9:30 am
Works Committee	May 24	10:30 am
Legislation & Licensing Committee	May 24	11:00 am
Econ. Dev't. & Planning Committee	May 25	3:00 pm
Community Serv. & Housing Committee	May 26	9:30 am
Parks, Recreation & Prop'ty Committee	May 26	2:00 pm
COUNCIL	May 27	10:00 am
EXECUTIVE COMMITTEE	May 31	2:00 pm

Public Hearings

North York O.P. Institutional Policy	May 26
North York O.P. and Zoning Amendments: Cemeteries	May 30
North York Yonge St. Centre Area Plan	June 2
Scarborough Task Force on Transit & Transportation	June 6
Toronto North Mid Town Part 2 O.P.	June 15

York

BOARD OF CONTROL	May 25	9:30 am
COUNCIL	May 30	2:00 pm
Legislation & Parks Committee	June 1	1:00 pm
Works & Hydro Committee	June 1	1:00 pm

PLANNING APPLICATION FEES INCREASED IN BOROUGH OF YORK. The Legislation and Parks Committee has recommended the following increase in fees to the York Board of Control:

PLANNING APPLICATION FEE SCHEDULE

TYPE OF APPLICATION FEE	PRESENT FEE	PROPOSED
1. OFFICIAL PLAN AMENDMENT	\$385	\$405
2. ZONING AMENDMENT	\$385	\$405
3. OFFICIAL PLAN AND ZONING AMENDMENT	\$770	\$810
4. SITE PLAN CONTROL		
(a) RESIDENTIAL		
Any development having:		
(i) 6 to 99 dwelling units	\$330	\$345
(ii) 100 or more dwelling units	\$550	\$575
(b) RESIDENTIAL		
Plans of Subdivision	\$55 per unit up to a maximum of \$550	\$ 60 \$575
(c) COMMERCIAL OR MIXED COMMERCIAL/ RESIDENTIAL	\$55 per unit up to a maximum of \$330 with a minimum fee of \$110	\$ 60 \$345 \$115
(d) OTHERS	\$110	\$115
(e) REVISIONS TO APPROVED APPLICATIONS	50% of original fee	
5. SALE OF BOROUGH OWNED LAND OR HYDRO LAND OTHER THAN THOSE RELATING TO 1, 2, or 3.	\$110	\$115
6. COMMITTEE OF ADJUSTMENT		
(a) Consents	\$100	\$115
(b) Minor Variances	\$100	\$115

Holline

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TO: