

TORONTO

LAND USE

Report

ABOUT TORONTO'S LAND USE COMMITTEE

FEBRUARY 27, 1985 AGENDA

VOL. 2 NO. 4

DEPUTATIONS

ST. JOSEPH'S HEALTH CENTRE EXPANSION RECOMMENDED. A final report from Planning staff was approved and the City Solicitor was directed to draft by-laws amending the Official Plan and the Zoning By-law for a longterm redevelopment plan for the St. Joseph's Health Centre facility on The Queensway. The initial phase will be a core building, with later phases involving "the expansion of existing buildings and the replacement of one of the existing active treatment wings of the hospital", according to the report. A 200 bed chronic care unit will be added during the third phase of redevelopment. Solicitor Stan Stein on behalf of the applicant noted that a long series of negotiation with area residents had led to a redesign of the initial proposal, including a private drive on the health centre's property, to keep vehicles headed for the Emergency Department off local streets. Stein requested one change to the staff recommendations, that a letter of undertaking not to demolish the east facade of the Our Lady of Mercy Wing for 2 years replace a maintenance condition for the rezoning. The 2 year period would be sufficient time for Council to designate the wing under the Heritage Act, the building currently being listed by the Toronto Historical Board. David Priebe of the Sunnyside Residents' Association was concerned about the effects of emergency traffic on local streets, loss of green space near the Our Lady of Mercy Wing, and noise created by a 24 ft. high liquid oxygen tank. The Committee responded to the last item, approving a motion from Alderman Ying Hope that Planning staff report on the feasibility of a low, horizontal liquid oxygen tank, despite Stein's statement that engineering consultants had said such a tank was not technically feasible. The draft by-laws will appear on the April 10 Committee agenda. Designers for the development program are Dunlop, Farrow, Aitken, Cansfield Architects.

FURTHER NEGOTIATIONS FOR 5 SELBY ST. A proposed Official Plan and zoning amendment to legalize office use in a houseform building in a residential housing pocket south of Bloor, west of Sherbourne [recommended for outright refusal by Planning staff] retained its lease on life, when Alderman Jack Layton moved to refer the matter back for further discussions. Layton felt that negotiations could result in the reintroduction of a housing component into the building. The matter will return, for the third time, on March 27. The application came about as a result of a third flood addition being built without a building permit.

EXCEPTION FOR DELICATESSEN PROHIBITION ON DAVENPORT RD. Solicitor Michael Vaughan was successful in convincing the Committee to exempt 142-144 Davenport Rd. from a forthcoming by-law prohibiting delicatessens in the former Fishleigh By-law area [Davenport plus a portion of Avenue Rd.]. The property had formerly been a delicatessen [presently an office], and the owner has applied for a building permit "to restore the old use". Committee Chairman Michael Gee pointed out that the zoning by-law has no definition of 'delicatessen'. Alderman Joe Piccininni took exception to an informal definition from Paul Harris of the Legal Dept. that delis didn't include eating on the premises. At present, the prohibition applies only to 'eating establishments' and some, but not all, delis are take-outs.

DEPUTATIONS

X BAY-INKERMAN DEVELOPMENT REVISIONS RECOMMENDED. There were no objections to revisions in the Tridel-St. Nicholas Co-op proposal to increase the number of residential units in the highrise condo tower by changing the emphasis from 2 and 3-bedroom to 1-bedroom units [total d.u.'s to increase from 222 to 384] and to add retail uses on the Bay St. frontage. The changes had been worked out with the Bay-Inkerman Working Committee and involve a slight change in phasing, as the townhouse condos and lowrise co-ops will now rest on the underground garage facility. Architect Attila Burka told the Committee that the high rise [23-storey] condo tower has been designed to provide sight lines for a forthcoming development on Bay, south of Irwin Ave. Mary Ann Marshall of the Co-op Federation advised the Committee that the St. Nicholas Co-op supported the revisions. The total development will come in at 7.0 times lot coverage.

SIGN CONTROL PROVISIONS OF CIVIC SQUARE BY-LAW MAY CHANGE. Approval for an amendemnt to the Civic Square By-law to permit a larger sign for Ashley's Steak and Seafood House, 572 Bay St. included a motion requesting staff to report on the sign provisions of the by-law, designed to prevent adverse effects of nearby developments on "the aesthetic qualities of the City Hall and environs". Chairman Alderman Michael Gee was heard to say something about time "to bury that dead horse".

COMMERCIAL USE OF HOUSE ON ST. JOSEPH ST. RECOMMENDED - WITH NEGOTIATIONS. Following a strong plea from Alderman Jack Layton that zoning changes shouldn't rescue poor business decisions, the Committee voted in favour of Official Plan and zoning amendments that would permit the large, never occupied house at 22 St. Joseph St. to be used for office purposes. A motion also carried to require further consultations for partial use of the building for residential purposes, the report to come forward at the same time as the draft by-laws. Paul Harris of the Legal Dept. said that very minor amendments could be inserted, were the residential element to be included. Layton claimed that the change could have a ripple effect upon other houses on the north side of St. Joseph, also that there was a good chance that a land assembly could buy up the properties housing 15 after-hours clubs [which open at 2:00 a.m. - See article on p. 15] for residential redevelopment, further stabilizing the existing residential housing pocket.

X CRSP SINGLES' BUILDING RECOMMENDED FOR KINGSTON RD. Despite objections from both Ward 9 Aldermen [Jakobek and Thomas], and a host of residents objecting from Love Crescent and Glen Davis Crescent, the City Solicitor was directed to prepare draft by-laws amending the Official Plan and Zoning By-law to permit a 6-storey, 149 unit singles' building at 530-550 Kingston Road. The CRSP funding will hold rents at the \$310 level for the first year, and the development was termed another "square peg in a round hole" by Alderman Joanne Campbell, being the first senior government response to the needs of nonelderly modest income singles. Both Ward Aldermen objected to the height and bulk of the building, which will be exaggerated by its high slope location above the local streets to the north. Alderman Tom Jakobek called for a report in 6 weeks from Planning staff on height and setback controls for the north side of Kingston Rd. and the south side of Benlamond Rd., as 9 apartment buildings presently overlook what several residents termed an "apartment valley", while Campbell amended her motion to call for a report on Jakobek's proposed fence and retaining wall at the rear of the property as well as soil, erosion, and drainage conditions on the slope.

MEDICAL ARTS SITE CHANGES APPROVED; CONFEDERATION SQUARE DEFERRED. Draft by-laws to delete a 3-storey apartment building, add a small surface parking lot, double the number of condo units [from 122 to 245] by reducing their size, and build a replica of Crowther House [collapsed during attempted relocation] received approval. At Alderman Jack Layton's suggestion, the entire package for Confederation Square will be wrapped up on the March 27 agenda, a Planning staff report not being available.

'CITY PLANNING' WINTER ISSUE. The current issue of the Planning and Development Department's magazine includes articles on 2 opposing views of the future of the area north of the Domed Stadium, also a suggested complete rethinking of the Official Plan. For copies, call 947-7185.

DEPUTATIONS

LONG TRAIN OF DEPUTANTS ON DOCTORS HOSPITAL EXPANSION. Twenty nine listed deputants had to wait for an hour while the Committee first reconvened as a Special Meeting, no quorum being available within 10 minutes of the listed time for deputations, and then debated whether to hear deputants, whose positions might change, pending the results of a meeting of residents with MPP Larry Grossman scheduled for March 5 or 6. Mr. Grossman had phoned Chairman Alderman Michael Gee to request deferral of the public meeting and indicated that he [Grossman] would give a sympathetic hearing to the concerns of the residents over the scale and height of the proposed expansion. On a tie vote, Gee voted against deferring the meeting in order to hear the deputants. Rose Schwartz Smith and R.E. Barnett [President, Sussex-Ulster Residents Association] claimed that the development proposal didn't satisfy several provisions of the Central Area Plan, requiring an Official Plan amendment, despite the Planning staff position that only a zoning amendment was needed. Alderman Dale Martin questioned Brent Chambers of the Metro Toronto District Health Council about the need for chronic care facilities to be directly adjacent to acute care hospitals [the advantages lie in shared services]. Dan Brown, Executive Director of the Hospital Council of Metro Toronto [50 hospital members] stated that the provision of chronic care facilities would enable "leveling out of the continuum of health service", i.e., getting people into facilities appropriate to their needs. In response to Barnett's claims that community participation had been "a fraud", Bill Beacom, Vice Chairman, and Peter Strathy, Vice President of Planning, Doctors Hospital maintained that a long series of meetings with the community had led to numerous changes and resulted in a good plan. A Doctors Hospital press release stated that the College St. Clinical and Community Services Building [parking, retail, doctors' offices, community services, some hospital services] not qualifying for Provincial funding would be built "on a Proposal Call basis, in which a private organization will be responsible for the financing, construction and long-term management of the building for the period of the land lease", a technique "similar to the method being used by Harbourfront, the City of North York, and the CBC", so that "the first phase can be constructed without cost to the Hospital or the taxpayers".

COMMUNICATIONS

ONTARIO NURSES ASSOCIATION BUILDING TO BE BUILT ON GRENVILLE ST. A development review report recommends in favour of the Crang and Boake designed, 7-storey building to be built on the southeast corner of Grenville and Elizabeth Sts., opposite Women's College Hospital. The Ontario Nurses Association will occupy the top 3 floors of the 49,970 sq. ft. office building. Committee of Adjustment approval will be required for variances on non-residential open space, common outdoor space, and number of parking spaces.

'AFTER HOURS CLUB' CAN'T BE DEFINED IN ZONING BY-LAW. After noting that the Copa at 21 Scollard St. is operating without a Metro license (and recommending that Council ask the Metro Licensing Commission to take immediate action), a Planning staff report notes that the solution, from a zoning viewpoint, is not to try to regulate the accessory dancing use hours of what is primarily an eating establishment. Instead, the report suggests that the Commissioner of Buildings and Inspections might be able to move against after hours establishments "where he can reasonably satisfy himself that the place of amusement function of an establishment is at least equal to, or clearly dominant in relation to, the serving of food and drink". Primary dance halls are permitted only in C4 zones. Otherwise, the Zoning By-law might have to be amended to totally prohibit such "place of amusement" uses "attempting to shelter under the guise of "clubs", "eating establishments" or other such terms". An intermediate step suggested was that the Committee of Adjustment approve the eating establishment-place of amusement use combination, where the proposed uses would otherwise "suddenly [sic] intrude upon areas having a substantial residential presence".

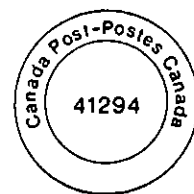
item withdrawn at meeting.

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COMMUNICATIONS

MARKET STUDY REQUIRED FOR MIXED USE DEVELOPMENT. In a preliminary report on a proposal requiring Official Plan and zoning amendments for a mixed commercial-industrial development on Bloor St. West, due west of the CN railway tracks, Planning staff have called for a market study on the impact of a 51,440 sq. ft. supermarket on nearby retail areas. The industrial component would be 3 industrial buildings, 103,560 sq. ft. in all. The site is in the Junction Triangle Part II Area and is north of the Perth-Sterling Industrial District. The market study is related to Council's Economic Policies for Retail Strips and applies to developments adding more than 1,800 m² retail space close to traditional shopping streets.

2 APPLICATIONS TO LEGITIMIZE PARKDALE BACHELORETTES. Preliminary reports on rezoning applications for 3 buildings [36 units] on Dunn Ave. and 1 building [18 units] on Wilson Ave. indicate that existing uses appear to contravene the Zoning By-law in a variety of ways [parking, landscaping, number of units]. The great majority of units are half the floor area of the required 700 sq. ft. in the South Parkdale By-law 67-78. The by-law was passed in 1978 to encourage reconversions of bachelorette buildings to 2-bedroom units for families. Both reports call for public meetings to advise local residents and businesses of the rezonings.

DEVELOPMENT REVIEW OF HARBOURFRONT ARTS CENTRE. Planning staff have recommended in favour of mezzanine levels being constructed in the former Ice House and Power House buildings [west of the Terminal Warehouse complex] as well as other internal renovations, part of a larger renovation effort to create an art gallery and multi-purpose hall for Harbourfront programs. The report expressed some reservations about an interior circular wheelchair ramp for the handicapped. The changes were designed by Lett/Smith Architects.

1 STOREY ADDITION TO INDUSTRIAL BUILDING ON NIAGARA ST. A development review recommendation recommends in favour of a 3,998 sq. ft., fourth floor addition to 1 Niagara St. as well as new facade treatment for the building, a variance on height having been granted by the Committee of Adjustment earlier in February. The new top floor will be for garment industry office and showroom purposes. Architect is Antti Kotilainen.

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TAKE NOTE. The Land Use Committee will not be meeting on March 13. The next issue of 'Toronto Land Use Report' will be on the March 27 Land Use Committee Agenda. The 'missed' issue will be replaced by a combined Summer [July 17 and August 14 agendas] issue.

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