

TORONTO

LAND USE

Report

ABOUT TORONTO'S LAND USE COMMITTEE

MARCH 23, 1988 AGENDA

VOL. 5 NO. 6

DEPUTATIONS

ASSISTED HOUSING TO INCREASE ON COOK'S CHURCH BLOCK. [Item H] The full-block development proposed for Shuter-Mutual-Queen-Dalhousie may have 72 assisted housing units at the corner of Queen and Dalhousie. The matter was referred back to Land Use Committee by Council 2 weeks ago to reconsider a Feb. 1988 decision calling for 200 assisted housing units. According to solicitor **Allan Blott's** deputation, the applicants are seeking permission to double the number of units from 418 to 839 within the approved building envelope by reducing average unit size from 1800 sq. ft. to 900 sq. ft. Planning staff had originally made no reference to assisted housing on the parcel, then reported further at the request of Ward **Alderman Dale Martin**. **Blott's** request to the Committee was for rescinding the Feb. motion for 200 assisted units in favour of a previous proposal for 36 assisted units. He also pointed out that no density increase was being sought, a veiled questioning of utilization of bonusing under Sec. 26 of the Planning Act.

Alderman Betty Disero, after getting Program Manager **Cathie Macdonald** to trace the history of the reports with reference to assisted housing, put forward a motion calling for a doubling of the assisted housing component from 36 to 72 units, since the total unit count was doubling. Following a comment by **Alderman Tony O'Donohue**, **Alderman Disero** waxed eloquent on the subjects of changing deals at the eleventh hour and insisted that she hadn't been involved with any secret discussions.

Ward **Alderman Dale Martin** claimed that the developer had informally agreed to the 72 assisted units already and that all the prior initiatives for assisted housing had come from the Land Use Committee, suggesting that the applicant wanted a favour from Council, because large condos wouldn't be marketable. **Martin** went on to claim that chopping up large residential units into small units was contravening an Official Plan policy calling for family housing in the Central Area and that it was time to reverse the process, most recently evident at 1 York Quay and the Essex Park Hotel approvals. **Martin** claimed that the Cook's Church block offered a chance for a "dramatic increase" in affordable housing in the downtown and that "the housing policy for the City is on trial". After answering **Alderman O'Donohue's** question about the source of the 200 assisted unit figure (about 25%; he didn't expect agreement on 50%), **Martin** moved that the Committee reconfirm its Feb. decision. **Martin** emphasized (repeatedly) that the Cook's Church block provided an available assisted housing site, the prime reason why the Central Area Plan's assisted housing targets weren't being met.

Alderman Michael Gee pointed out that Sec. 36 of the Planning Act deals with density bonuses and convinced **Alderman Martin** to alter the wording of his motion to take increased density into account. **Alderman Paul Christie** pronounced **Martin** correct on the issue, that the proposed unit mix on the block is wrong, and that family housing is needed to offset the small unit approvals in the same neighbourhood. **Christie** said that Council would have to get tougher, by extracting the assisted units. **Alderman Disero's** motion to process the Nov. 1987 report carried, as amended by **Alderman O'Donohue**, who asked Planning to report on the Sec. 36 bonusing technique. As a result, **Martin's** motion became redundant and was not voted on, though he requested that the matter go forward again to Council.

PROCEDURE QUESTIONED ON STELCO REZONING. [Item G] **Bill Roberts** on behalf of the **Swansea Area Ratepayers** raised a note of procedural caution, when he pointed out that no public meeting had been held in the area, prior to the drafting of by-laws which will downzone **Stelco's** property at 3 and 6 Windermere (between the Queensway and the Gardiner Expressway, Ellis Ave. to The Kingsway). **Roberts** intimated that the local ratepayers might like the idea (though an interim control by-law might have been just as effective), but they hadn't been asked.

Solicitor **Jack Winberg** on behalf of **Stelco** was much more direct. **Winberg** said that Council's action might boomerang, and that **Stelco** might take a look at relocating if made to feel unwelcome. The 18 acre site contains a 300,000 sq. ft. foundry operation employing 300 people, though the site has become largely surrounded by condos. In response to ward **Alderman Bill Boytchuk**, **Winberg** said removing C1 permitted uses was a separate issue from the super-sized sign on the property. **Alderman Boytchuk** then moved approval of the by-laws, with Planning to hold a meeting in the area to explain the reason for the change.

DEPUTATIONS

PRIVATIZATION OF PARKING AUTHORITY GARAGE DEFERRED. [Item B] A by-law amendment which would have transferred responsibility for operation of an underground parking facility at 30 St. Clair West from the Parking Authority of Toronto to owner **Sutter Hill Developments Ltd.** has been deferred for 6 weeks. In the interim **Alderman Michael Gee** will arrange a meeting among the various parties and report back to Land Use Committee. Deputant **Peter Hare** of the **Deer Park Ratepayers** asked that City operation be continued, as did solicitor **Ian Lord**, acting for a nearby owner and a number of commercial tenants ("Yonge-St. Clair area is at a critical point in its parking capacity"). About 150 parking spaces are involved. According to **Lord**, 4 area public lots show very high utilization, with the **Sutter Hill** facility down at about 40%, because it is about 1 year old and not readily visible. **Lord** said public parking is needed for peak shopping periods on Saturdays and that a privately operated facility would likely opt for longterm instead of short-term parking. **W. G. Munro**, president of a local racquet club and former head of **Imperial Life**, whose offices are nearby, confirmed the invisibility of the parking facility as well as the severe parking shortage in the area. **Sutter Hill's** representative asked for a 2 week deferral. **Alderman Gee** moved for 6 weeks.

ADDITION TO 39 PLEASANT BLVD. DEFERRED. [Item D, planner **Walter Sawicki**] On motion of **Alderman Michael Walker**, a proposed amendment to a registered development agreement to permit 2 additions totalling 1873 sq. ft. to the penthouse of a 4-storey office building will be deferred, pending reports from the Depts. of Public Works and Buildings and Inspections. Despite solicitor **James Sidlofsky's** suggestions that the complaints were coming from a crank, **Walker** stated that area residents were upset about noise from mechanical equipment and refuse stored on the building's roof. **Walker** wanted assurance that the problems had been resolved, before any further permissions are given.

ACTION TO BE TAKEN ON 'FOR SALE' SIGNS. [Item E] **Alexander Doulis**, undeterred by several letters from the City Solicitor to the contrary, managed to convince the Committee that systematic abuse is being made of the City's by-law, which prohibits commercial signs on residential properties. **Doulis'** main complaint is that 'sold' stickers placed on 'for sale' signs on residential properties remain long after offers to purchase have closed. **Alderman Barbara Hall** said that, having been sensitized to the issue, she noticed that more houses in her ward had signs than didn't and asked for a Planning report on time limitations for such signs. **Alderman Paul Christie** agreed and moved that the **Toronto Real Estate Board** be asked to do some policing among its member realtors on the matter. Christie's motion that signs be removed 10 days after acceptance of an offer was amended to 30 days by **Alderman Bill Boytchuk**.

PART 2 OFFICIAL PLAN COMING SOON FOR EAST BAYFRONT. [Item F] During a discussion prompted by deputant **Larry Torkin's** criticism of an interim control by-law between Freeland and Parliament south of Lake Shore Blvd., **Alderman Michael Gee** pointed out that Council has agreed that the East Bayfront Part 2 Official Plan and zoning come forward in May, so that the interim control would be truly interim. **Torkin** had pointed out that the planning for the area had been kicking around for 15 years and that the Provincial **Ministry of Government Services** was the key landowner, anyway. He was pleased that the **Toronto Star** printing plant proposal for the **LCBO** site had been rejected, claiming the site had potential for exciting mixed use development (industrial planners were seen to wince). **Alderman Tom Clifford**, wearing his **Toronto Harbour Commissioners** hat, asked for an exemption for 11 Small St., to which Director **Dan Burns** readily agreed (very small lot, close to port at east end of East Bayfront). Just to be safe, **Alderman Michael Gee** asked Legal to report on the effect of the Small St. exemption, should the interim control by-law be challenged at the **O.M.B.**, which he termed very unlikely, given the impending adoption of the East Bayfront Part 2 Official Plan.

OBSERVATIONS

GETTING SOME PERSPECTIVE ON SOLID WASTE DISPOSAL, by Alan Demb

Experience shows that there is a natural tendency for plans to go wrong.
- Sir Leo Pliatzky (former Permanent Secretary, British Treasury, 1982)

As Toronto Councillor Richard Gilbert continues his relentless quest for a solution to solid waste disposal in the greater Toronto region, he is doing more than proving the aptness of Sir Leo Pliatzky's aphorism. According to Gilbert's latest treatise, 'The Solid Waste Crisis and Some Solutions', waste disposal in Metro Toronto increased by 77% between 1983 and 1987, mainly through the efforts of the private sector. As a result, there will be an 18-month to 2-year period in the early 1990's, when there will be literally no place for Metro Toronto and the urbanized portions of York and Durham Regions to put their solid waste. As Gilbert tells it, Metro's 1980's Solid Waste Master Plan has simply fallen apart under the pressure of increased waste volume and some shaky assumptions about the viability of the now discredited Brock South landfill site in Ajax. [CONT. PAGE 22]

COMMUNICATIONS

COLLEGE PARK PHASE 3 OFFICE TOWER. [Item 4, planner **Allen Appleby**] Development review approval has been recommended for **Toronto College Street Centre Ltd.**'s 30-storey office building, with grade and below-grade retail, at 767 Bay. A glassed-in atrium will connect the structure to the **MacLean-Hunter** building, partly to overcome anticipated wind problems. Architects are **Webb Zerafa Menkes Housden Partnership** and **Joseph Bogdan Associates**. Landscape architect is **Moorehead Fleming Corban McCarthy**. 166 indoor parking spaces will be provided, for a total of 1,029 spaces for phases 1-3. 46,101 m² of the phase 3 building will be used for offices, 1795 m² for retail, and 2,806.8 m² for pedestrian walkways.

19-STOREY OFFICE BUILDING, YONGE AND RICHMOND. [Item 5, planner **Michael Ufford**] Development review approval has been recommended for **Fogler, Rubinoff's** 19-storey office building with grade retail on the southeast corner of Yonge and Richmond. A 23-storey hotel will be built on the Victoria frontage as the second phase of the development, though a rezoning is needed for density purposes. Designer of the office tower is **Webb Zerafa Menkes Housden Architects**. Landscape architect is **Hough, Stansbury and Woodland Ltd.** 96 basement parking spaces will be provided for the 28,300 m² office and 909 m² retail development. Density is 8.0 times.

TORONTO-DOMINION BUILDING, CHURCH AND WELLINGTON. [Item 1, planner **Bronwyn Krog**] According to a preliminary report, **Toronto Dominion Bank** has applied for O.P. and zoning amendments to build a 7-storey, 3720 m² office building on the northwest corner of Church and Wellington. The site presently has a 9-storey, 52-unit condo building, a 1-storey branch bank and parking lot. The 2 lots will be consolidated "for the purposes of utilizing existing parking and loading access to the endomium...[for] a more desirable street edge condition in the proposed corner office building", according to the report. The application can go no further than the final report stage, as "Council has temporarily suspended consideration of final reports on applications for increases in commercial density above Official Plan limits pending a report in late April on a defined process and rules for considering such increases". Proposed density is 4.56 times (4.0 permitted). The design is described as compatible with the **Goderham** flatiron building across the street.

INTERIM 30 METRE SETBACK OF RESIDENTIAL BUILDINGS FROM RAILROAD TRACKS. [Item 15, planner **Ed Milhalcin**] Following a Jan. 1988 Council resolution requesting a Planning report on environmental policy toward railway impacts on development, a 30 metre setback has been recommended as an interim policy for new residential development adjacent to rail corridors. The report also suggests that Council could adopt a stronger position, such as a prohibition on residential development within 30 metres of rail tracks, which would require an implementing by-law. The interim setback, which would affect only development requiring rezoning or variance approvals, will apply to the North Toronto, Galt, and Matier/Weston rail corridors. The controls follow from a report on hazardous goods rail transportation prepared in 1986 by **Philip E. Wade Associates**. DEFERRED 4 WEEKS FOR DEPUTATIONS, ADDITIONAL REPORT.

ADDITION TO 540 COLLEGE ST. [Item 2, **Susanne Pringle**] Approval has been recommended for a 2-storey, 589 m² medical office addition to a 2-storey building at the northeast corner of College and Euclid. Architect is **Fred K. Roman**. Applicants are **Dr. C. Borraco** and **Dr. P. Sauret**.

CHURCH-TO-RESIDENTIAL, 11 WOODLAWN. [Item 3, planner **Lance Alexander**] Development review approval has been recommended for the **St. George Antiochian Orthodox Church** application to renovate and convert their church off Yonge to 6 luxury residences. Architects are **Gabor and Popper**. A 345 m² addition will be made, and 9 of the 11 parking spaces will be underground.

602-4 DUNDAS WEST MIXED USE BUILDING. [Item 6, planner **Wendy Johncox**] Development review approval has been recommended for **David Yan's** 2-storey, commercial-residential building at the northwest corner of Dundas and Augusta (map shows address as 502-4 Dundas W.). Architect for the 3-retail unit/3 2-bedrm. unit development is **Au and Chan Partnership**.

2-ELEMENT APARTMENT BUILDING, 39 ROEHAMPTON. [Item 8, planner **Walter Sawicki**] Development review approval has been recommended for **Woodlawn Design & Development Ltd.**'s 27-unit, 30 parking space development in the form of "a double loaded 6 storey element at the front of the lot and an 8-storey single loaded tower at the rear of the property", linked by a common basement. Architect is **Carl G. Hesse**. The site is in the northeast quadrant of Yonge and Eglinton.

INDOOR GARAGE CONVERSION TO ACTIVITY ROOM, PRIVATE SCHOOL. [Item 9, planner **Lance Alexander**] A numbered Ontario company has applied for a development review amendment to convert an indoor parking garage to "a multi-purpose activity room associated with a private school" at 10 Rosehill, just off Yonge. Architect is **Ken Keen Architects Inc.** The 3-storey rear office addition, now under construction, is adjacent to a parking garage.

10 LOMBARD CONDO APPROVAL. [Item 10, planner **Walter Sawicki**] Condo approval has been recommended for **Foxstar Investments Ltd.**'s 10-storey, 15-unit, plus 2 commercial units at grade and 15 underground parking spaces on Lombard, midway between Jarvis and Church.

OBSERVATIONS

GETTING SOME PERSPECTIVE ON SOLID WASTE [CONT. FROM PAGE 20]

What Councillor Gilbert fails to note explicitly is that the massive increase in solid waste generation happens to coincide with the end of the recession and the duration of a sustained development boom in the greater Toronto region. The unprecedented growth in housing, office, and industrial development, the reduction in unemployment to frictional levels, and the attendant increase in consumption all have a common denominator - waste. Waste is the price paid in the greater Toronto region for prosperity. There's also a hint that growth isn't always good. The waste disposal conundrum suggests that, in this respect at least, the quality of life in the region may be dropping.

Councillor Gilbert's analysis and proposals for the resolution of the waste crisis bear resemblance to two other recent phenomena: nuclear war strategy and the oil crisis. It's possible to be completely rational about a profoundly irrational subject, and nuclear war strategy proves the point. The oil crisis of the 1970's precipitated a wave of hysteria amid long lineups at the gas pumps (and also demonstrated that nuclear warfare wasn't a tenable means of retaliation against the oil states), and all sorts of basically silly and contradictory measures were instituted to preserve a resource that never was in short supply, merely badly underpriced.

In the case of solid waste disposal, the grand designs for waste disposal are being undercut by emotional opposition to both landfill and incineration as well as energy-wasting efforts at recycling. If Gilbert's paper is correct, it takes 7 years to gain an environmental approval. That timing isn't cast in stone; it just appears that way.

The so-called 'side effect' of development should be recognized for what it is: the main order of growth and development. While plastic wrappers are instant throw-aways, even the largest office development will someday be a ruin, grist for the archaeologists. Everything that is being done in the greater Toronto region is part of the society's greatest endeavour, the creation of waste. The issue is to use waste to its best advantage.

Make cheques payable to Alan Demb Consultants Ltd. @\$90 per year (20 issues, annual index) or @\$36 for 6 issues. Published every other week except in July and August (monthly).

Toronto
LAND USE
Report

Second Class Mail Registration No. 6523

c/o Alan Demb Consultants Ltd.
177 Silver Birch Ave.
Toronto, Ontario
M4E 3L3 tel. 690-3972

TO:

SCOTT BURNS LUR10-2
HEMSON GROUP
30 ST PATRICK ST STE 1000
TORONTO ONT M5T 3A3

ORDER FORM

Please send 'TORONTO LAND USE REPORT' to:

Name.....

Street.....Suite.....

City.....Postal Code.....

or phone 690-3972

SIX ISSUES @\$36 (trial)

UPGRADE TRIAL TO
FULL YEAR @\$54

FULL YEAR @\$90 (20 issues)

\$20 DISCOUNT TO 'PLANNING AND DEVELOPMENT HOTLINE' SUBSCRIBERS!

Make cheques payable to Alan Demb Consultants Limited.

Published every other week except in July and August (monthly).