

TORONTO

LAND USE

Report

ABOUT TORONTO'S LAND USE COMMITTEE

MAY 10, 1989 AGENDA

VOL. 6 NO. 9

DEPUTATIONS

PRINCESS MARGARET HOSPITAL PLANS TO BE CIRCULATED. [Item K, planners Paul Bedford, Feodora Steppat] A joint presentation by solicitor Karl Jaffary and architect Eb Zeidler convinced the Land Use Committee to endorse the proposed Princess Margaret Hospital on University Ave., despite Planning staff concerns that encroachments both below and above (extending to the centre of) Murray St. could set a dangerous precedent as well as .violate fundamental urban design principles. Jaffary pointed out that a street closing cannot be appealed and that the public benefit through cancer treatment was unquestioned [1 out of 3 Ontario residents will contract cancer] and the location is unique due to its proximity to other hospitals and the Univ. of Toronto. As Zeidler put it, the choice lay between preserving 2 historic buildings (facade of 610 University, 620 University in its entirety) or encroaching into the street allowance. The 65,000 m², 19-storey hospital floor plate could fit comfortably on the site only if the historic buildings were razed. Provincial Cabinet had selected the site in 1988, and the applicant's representatives suggested that a year had been lost, trying to satisfy the City's design requirements. Construction must begin in March 1990 so that the hospital may fulfill its obligation to other nearby hospitals by having certain equipment up and running. Solicitor Jaffary asked that the Committee approve a motion that Council "view with favour" the scheme as proposed [motion made by Councillor Michael Walker ultimately carried]. A supplementary Planning report [K(3)] proposed several studies of possible land acquisitions and closures of Murray and Orde St., but the Committee chose to endorse the proposal, without awaiting the report outcomes.

Councillor Liz Amer spoke for the entire Committee, when she said "The Committee would be very hard pressed to hold up the project", given the urgency. Councillor Jack Layton admitted "These forces are a lot bigger than we are" [the Toronto hospitals' annual budgets equal the City's], while noting that the City would have to donate half the width of a street, so the hospital would fit the site. Layton's motion, which also carried, stated that Council would not oppose further consideration of the design which encroaches over and under Murray St. Layton's other motions included a direction to circulate the plans so that a final report could be prepared, with Planning to submit interim reports on the implications of closing Murray at a variety of points [despite Ontario Hydro's written opposition], possible relocation of Orde, possible closing of Orde to improve the Orde St. school playground, traffic patterns, and a request that the Ministry of Health, along with City Housing and Planning, report on the current state of hospital integration and reorganization. The Planning proposal (later retracted) to search for other sites was deferred sine die. The preliminary report will go to Council for endorsement in hopes of expediting the development.

TORONTO HARBOUR COMMISSIONERS OUTER HARBOUR MARINA REZONING DEFERRED FOR REPORTS. [Item B, planner Peter Langdon] In a discussion that revealed serious differences of opinion between Toronto Harbour Commissioners Councillor Jack Layton and Councillor Nadine Nowlan, the zoning by-law to permit the 400 phase 1 boat slips, 380 of which have been leased and many with boats presently moored, was deferred pending receipt of the following reports: operation plan for reduced motor and minimal motor vessel speeds in Outer Harbour, alternative access from east end of Outer Harbour [through a new channel] to Lake Ontario. Councillor Howard Levine's motion to refuse the rezoning, made partly as a courtesy to nonCommittee member Councillor Marilyn Churley was not put to a vote. Councillor Layton was mildly chastised by Councillor Michael Walker, when Layton admitted that he voted in favour of the leases at his first IHC meeting last December. Layton, who missed the IHC meeting the previous meeting, was also unhappy with the proposed 'public access' from May to the end of Oct., noting that the IHC marina in Harbourfront has much more generous access. Councillor Howard Levine was critical of the 0.6 parking space per mooring slip ratio, while criticizing the Metro Toronto and Region Conservation Authority for spending public dollars to create landfill for cars [Councillor Tony O'Donohue set the record straight to the effect that landfill haulers are charged dumping fees].

Deputant Tony Blue of the Water Rat Sailing Club, got the best laugh of (a very long) day, when he said the marina has already earned the nickname 'couch potato bay'.

DEPUTATIONS

HOUSE WITHOUT STREET FRONTAGE IN CEDARVALE RAVINE TURNED DOWN. [Item B, planner Angus Cranston] Rezoning to permit a house on a 1-acre lot bordered on 3 sides by the Cedarvale ravine was recommended against, despite a Planning recommendation in favour - and the fact that the lot is presently zoned R1 Z1 [the rezoning was to exempt the street frontage requirement]. A succession of area residents, who were also represented by solicitor Michael Steinberg, maintained that the ambiance of their cul-de-sac neighbourhood would be ruined by the almost 300 ft. long street-like driveway leading down to the proposed development and that approval would be a "recipe for making a mockery of the City's [OP] ravine designation policy". Solicitor Stan Stein, representing the Lipton applicants, claimed that the amendments were technical in nature and that a single family house "is the least possible kind of intrusion", while pointing out that the unrestricted easement over the City lands enabled his client to put in the driveway as of right. Councillor Howard Levine made the refusal motion, as did Councillor Kay Gardner's motions to rezone the property to G and refer the matter to the Executive Committee in conference as a real estate matter. Councillor Tony O'Donohue asked Legal to report on the right-of-way in terms of the City's authority to prevent improvements, also Public Works to report on garbage pick-up location [in Forest Hill garbage is normally collected at side of house, not street side] as well as any special charges, due to length of driveway.

SHRINKING DEVELOPMENT, GRANGE AVE. AND HURON ST. [Item E, planner Helen Bulat] On motion of Councillor Jack Layton, the OPA/ZBA applicant for a 3 1/2-storey, 6 unit development replacing 2 derelict houses on the southwest corner of Grange and Huron was told to reduce the height of the proposal, by dropping the basement to full basement level, and reduce the density to something close to 1.0 times from the proposed 1.39 times. Layton also asked Parks to report on the recreational space issue. Councillor Howard Levine ('there's a fine line between intensification and greed') echoed the concerns of deputants Shirley and Bill Beatty, that the housing shortage has become the basis for rationalizing higher densities, reduced landscaping, and worsening parking shortages.

HOTEL-RESIDENTIAL DEVELOPMENT REVIEW, 1238 QUEEN ST. EAST. [Item F, planner Lance Alexander] Developer Dennis Leung forcefully pointed out that his development proposal on the northeast corner of Queen and Leslie satisfied all City by-laws [and even more heatedly stated that he had nothing to do with the previous owner's criminal activities], while ward Councillor Tom Clifford directed a succession of deputants, who claimed that the mixed use development, replacing a long vacant Loblaws supermarket, would become the economic saviour of their business community. Following discussions outside the room with the applicant, Councillor Marilyn Churley told the Committee that her design detail concerns about the structure had been resolved. The sole deputant in opposition, who claimed that the hotel would cater to unruly bus tours to the SkyDome was hooted down.

NORTH YONGE REDEVELOPMENT GUIDELINES DEFERRED TO END OF JUNE. [Item G, planner Feodora Steppat] Manager Paul Bedford leapt to his feet to defend the Planning criteria for redevelopment on Yonge, between Roehampton/Orchard View to the north City boundary, when Councillor Michael Walker moved for deferral sine die, so ratepayer associations on both side of Yonge could form their own working committee to study the recommendations. Bedford said that he had chaired a public meeting, where the criteria had been endorsed and that deferral would result in site specific development evaluations - which had raised the need for the criteria in the first place. As the discussion progressed, Walker reduced the deadline, first to Oct., then to the second Committee meeting in June, though Bill Hubbard of the Lytton Park Residents Association confirmed that "a bit more time" was needed to find any "chinks" in the report. The 2 locations of immediate concern are the Yonge-Broadway and the Sketchley Cleaners sites.

WARD COUNCILLOR ILL, NO RECOMMENDATION, PAYMENT IN LIEU OF PARKING, 795 ST. CLAIR AVE. W. [Item H, planner Leontine van Bruggen] With Councillor Betty Disero off sick, George Farkas' \$24,318.99 payment [for 2 spaces] application was sent to Council without recommendation. Area residents Ben Mark Holzberg and Ted Zittell told the Committee that their neighbourhood (the application is the southwest corner of St. Clair and Greensides) was in a state of crisis over parking ("payment in lieu is a 'sin payment' that doesn't benefit the neighbourhood" - Zittell).

ITEM PAYMENT IN LIEU REJECTED, 2110 YONGE ST. [Item I] A 2-space payment in lieu application referred back by City Council was turned down, after Manor Rd. W. resident Gina Cullen and Hollis Rinehart of the Oriole Park Ratepayers Association denounced the monthly parking proposition and criticized the payments as a "routine cash solution" that doesn't address neighbourhood needs ("Make a stand in preserving a local shopping area"). The renovations are intended to serve a trust company. Councillor Kay Gardner suggested the building be shortened to provide parking at the rear before moving refusal.

COMMUNICATIONS

TOWNHOUSE INFILL ADDITION, 175-189R DeGRASSI ST. [Item 1, planner Helen Coombs] Meadowhill Homes Ltd. has applied for a rezoning to add 14 units "to a previously approved townhouse infill project", according to the preliminary Planning report. The existing development has 9 units. The zoning amendments would permit residential buildings at the rear of existing residential buildings, allow 0.88 times density (0.6 times permitted), and exempt the rear dwellings from having street frontage. Issues to be resolved include access, a needed severance, and massing/siting compatibility with adjacent residences. The site is the southern interior half of the First-West-Dundas-DeGrassi block. 22 parking spaces are proposed. Bedroom count is 2 2-bdrm. and 12 3-bdrm. units. Designer is Jonathan Weizel Arch. Inc.

THC CARGO HANDLING FACILITY DEVELOPMENT REVIEW, 80 CHERRY ST. [Item 2, planner Peter Langdon] The Toronto Harbour Commissioners have applied for site plan approval of "a cargo handling equipment maintenance facility with surrounding concrete apron" on "The west side of Cherry Street, south of Unwin Avenue and north of Cherry Beach". The 30.3 acre site contain the MT51 and W52 buildings. The facility will be used for heavy lift truck and cargo handling equipment servicing and maintenance. Based on a procedure established in 1978, "the [THC] application will be submitted for review but no Development Agreement will be required". Due to "an apparently inadvertent error" the THC called for and awarded tender prior to development and building permit approvals. Construction has begun, "but the THC wishes to pursue Development Review approval and obtain a building permit in any event". Part of the concrete area extends 2.7 metres into the G (open space) zone, due to "an inadvertent drafting or scaling error" and will be corrected in the next round of housekeeping by-law amendments. Designer of the building is Cole Sherman, Engineers and Architects.

18 SPADINA RD. ADDITION DEVELOPMENT REVIEW. [Item 3, planner Sada Sane] A large basement and four storey addition for office use" will be attached "to the rear of an existing 2-1/2 storey houseform building which is being used for commercial offices" just south of Lowther. Added g.f.a. is 13,746 sq. ft., and 6 parking spaces will be provided. Applicant is Comcare Ltd. Designer is Erdmann W. Knaak, Architect.

328 DUPONT ST. ADDITION, DEVELOPMENT REVIEW. [Item 4, planner Angus Cranston] Pajelle Investments Ltd. has applied "to add a partial third and a complete fourth floor to the existing commercial building currently used for office and dental laboratory purposes", renovation to include office and restaurant uses at grade. The application includes revised parking lot layout for abutting 344 Dupont, also owned by the applicant, whose development agreement will be amended accordingly. An exemption from the 50 metre from CP railroad track building prohibition was granted in Feb. 1989. The end result will be 2294 m² office, 286 m² retail, 130.8 m² B warehouse, and 222.5 m² industrial. Building design is by Joseph Pajovic, Architect. Landscape plan is by James Floyd and Associates, Landscape Architects.

88 WYCHWOOD PARK DETACHED HOUSE DEVELOPMENT REVIEW. [Item 5, planner Gregg Lintern] Joseph Oliver has applied for site plan approval for a 2-storey house with detached 2-car garage on a vacant lot. The design has been revised, following a variance refusal by the Committee of Adjustment in Sept. 1988. Residential floor area will be 520 m². The site is within the Wychwood Park Heritage Conservation District, whose advisory committee, along with the Toronto Historical Board, have indicated that the revised design conforms to the District guidelines. Design is by J.F. Brennan Construction Ltd.

156 NIAGARA AVE. ASSISTED HOUSING AGREEMENT. [Item 7, planner Paul Byrne] A Planning report recommends "That City Council resolve that the subject application is a social housing program as defined in Section 2 of the City of Toronto Act 1988", with the City Solicitor to prepare a social housing agreement with the Niagara Neighbourhood Housing Co-operative Inc. The development, approved by City Council in Sept. 1988, includes a 12-storey apartment building plus permission for 25% of an existing 5-storey industrial building on the King-Niagara-Tecumseth-Wellington block to be used for commercial purposes. At least 4660 m² of the g.f.a. must be used for assisted housing. Two thirds of the 62 units will be rent geared to income.

178 BROADVIEW AVE. SOCIAL HOUSING AGREEMENT. [Item 8, planner Michael Ufford] A 40-unit, 4 storey apartment building will replace a vacant auto body shop building as part of a Section 36 agreement with the Crown Life Insurance Co. for 175 Bloor E. Appeals against the project were dismissed by the OMB in March 1989. The housing development (and Social Housing Agreement) will be implemented by the Supportive Housing Coalition of Metro Toronto.

ST. JUDES HOMES FOR THE HOMELESS INC. OMB DECISION. [Item 10, solicitor A.T. Kowalishin] A referral opposed by the City largely on the procedural basis that OPA and ZBA applicants shouldn't be able to avoid "the proper planning process" through their appeals resulted in a Jan. 1989 decision granting the OPA and ZBA application. By-law amendment schedules were forwarded to the OMB on April 27, though "St. Jude Homes was not able to finalize the details of its proposed development until very recently", according to the Legal report. The Legal report criticizes the "urgency" basis for the referral.

COMMUNICATIONS

MORATORIUM ON 25 OLD BRIDLE PATH RD. INAPPROPRIATE - PREMIER PETERSON. [Item 17] A letter from Premier David Peterson states that "a moratorium on these lands would not be appropriate, given Ontario Hydro's mandate as a public utility", while suggesting that "it would be in the City's interest to pursue negotiations with Ontario Hydro if it wishes to acquire these lands". City Council has opposed the use of part of the lands, which abut the CP rail main line, for residential purposes and wishes to acquire the property for park purposes. Premier Peterson's letter states that "it [Ontario Hydro] should not dispose of a significant asset at a nominal cost, even to a municipality". Several Councillors were upset that Ontario Hydro had called tenders for development, when City Council had rezoned the entire property to Open Space. Councillor Howard Levine moved that the Mayor write to the Premier that the utility should not be in the land development business. Solicitor Paul Harris noted that the property had not been offered to the City, as is the normal practice on disposition of Provincial property. Councillor Michael Walker ("there is a real element of hypocrisy in this matter") asked for another public meeting on the issue to "raise the stakes in the political forum", while noting that the land had been sold by the City for a nominal \$7,000 on the basis that the site would be used for transformer purposes. Councillor Jack Layton amended Levine's motion to request Ontario Hydro to suspend consideration of any proposals for a reasonable period for discussions with the City.

URBAN DESIGN GUIDELINES FOR 2-50 STADIUM RD. [Item 18(a), planners Thomas Leathem, Elyse Parker] The following principles have been recommended for the rezoning: 25 metre height limit, 4 metre setback in addition to 7 metre public water's edge r-o-w, 4 metre setback from Stadium Rd., 10 metre setback from "north and south limits of public open spaces created by 'continuation' of Little Norway Crescent and Queen's Quay West", semi public open spaces near Mooring Basin and Western Channel, no servicing from public open spaces.

ADDITIONS TO CITYPLAN '91 TASK FORCE. [Item 16] Councillor Nadine Nowlan has forwarded a letter requesting that Councillors Betty Disero and Tony O'Donohue be added to the group responsible for the preparation of the 1991 Central Area Plan.

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