

THE HEMSON TORONTO LAND USE REPORT

Proceedings of the Toronto Land Use Committee

NOV 8, 1989

DEPUTATIONS

VICTORIA UNIVERSITY HOTEL-STUDENT RESIDENCE FINAL REPORT RECEIVED. The application having been rejected by City Council the previous week, the report was received for no action. There were no deputants. [ITEM A, PLANNER MURRAY BOYCE]

ACTION: RECEIVED

SELBY HOTEL EXPANSION ADOPTED. Despite the tenacious objections of Councillor Michael Walker with a little hesitancy in replying to Walker's questions by acting Program Manager Mike Ufford, draft OPA and ZBA by-laws were adopted to permit the Selby Hotel to expand to 115-120 rooms, plus some accessory retail and office space. Walker's questions lay with zoning in presently legal nonconforming uses and not coming close [just 13 parking spaces] to the parking required for hotels. Walker asked for reports on loss of affordable housing and benefits to the City from the increased density. Four floors will be added to the rear of the 592 Sherbourne St. structure, whose front portion is the 1884 Gooderham home. The 3.25 times density reduces to 2.75 times, counting the historic exemption. [ITEM B, PLANNER ROLLIN STANLEY]

USE: HOTEL
TYPE: OPA & REZONING
ACTION: ADOPTED

HOPES AND FEARS EXPRESSED ABOUT MAIN ST. HOUSING INTENSIFICATION PROGRAM. While the subject was public participation in the Housing on Main Streets Program, a succession of deputants made known their hopes and concerns about the substance as well as the process for intensifying development along Toronto's arterials. The deputants were reacting to a Planning staff report that called for local area focus groups in the phase 2 information stage, with broader public input held off until phase 3 [phase 1 consultant studies include Hemson Consulting for economic feasibility and Marshall Macklin Monaghan for resident parking, with an international Search for Ideas design competition].

SUBJECT: MAIN STREET
HOUSING
INTENSIFICATION
PUBLIC
CONSULTATION

Metro Councillor Richard Gilbert told the Committee that support for the Main Streets intensification concept is growing [much of the funding for the studies is from the Province and Metro] and urged that the studies apply to all arterials, not just commercial strips. He congratulated Toronto on being far ahead of other Metro municipalities but cautioned that Toronto "stay close to Metro on this issue".

Joan Miles, president of the West Toronto Junction Historical Society outlined the problem of historic buildings, which are kept in slum conditions yet provide affordable housing, while calling for financial incentives to "undertake quality rehabilitation". Miles also asked that main street intensification be studied in the context of residential redevelopment of older industrial sites in the West End. Reggie Modlich of Women Plan Toronto said that her organization is "thrilled" about the program's potential benefits to women including affordable units for single-parent families, proximity to transit and social services, balcony play areas above surface parking, and pedestrian safety. Reverend S.B. Coles on behalf of Far-Fetched Fabrications Inc. [a organization committed to "teaming up work and residence"] asked that social planning representatives be added to the Search for Ideas panel. Jo Serris-Davies of Houselink Community Homes supported the program, her agency having found that the hard-to-house are housed most easily on arterials.

Gerrard Cossey of Pollution Probe pointed out the opportunity to incorporate environmental objectives such as energy conservation, reduced auto dependence, and reduced fossil fuel emissions into the program. Rhoda Finneron on behalf of CORRA reported that several member ratepayer associations had already advised of concerns that 5 storeys is too high and that the units built might not be kept in the affordable category.

Dick Nellis of the Sussex-Ulster Residents Association [College-Bathurst-Bloor-Spadina] gave the most eloquent deputation. Nellis called for a program with "a real participation process", citing the recent Spadina LRT program as an endless cycle of meetings, where "nobody listens to us". He wondered why the results were being mandated prior to the study, suggesting a role for residential at grade and retail and service above and for rooftop gardens saying "let us be creative in the utilization of this new space". Paul Barbie of the Old Cabbagetown B.I.A. supported main street intensification, but his 9-point brief included a request that Cityhome release the grade level of their buildings on Parliament St. for retail [the brief was referred to Cityhome].

In response to Councillor Barbara Hall, Program Manager Meena Dhar confirmed that there are no pilot projects, though property owners make such overtures regularly, and that "housing has always been permitted, at least 2 floors, on our main streets". Dhar said the economic feasibility study will address the apparent conflict between intensification and historic building preservation. The international design competition, partly under the auspices of the Ontario Association of Architects and the Toronto Society of Architects, is being coordinated by the Mayor's office [to the evident surprise of several Councillors].

Councillor Hall agreed that a task force not be created right away and asked that social service providers and heritage groups be added to the list of interest groups, urged a local non-professional Search for Ideas. Councillor Jack Layton asked that Pollution Probe's suggestions be added to the work program, and suggested that the consultants make early presentations to the Committee on their methodologies, possibly at a special evening meeting, so the public's concerns could be registered. He asked that educational representatives be included ["what makes a city livable for kids"]. Layton predicted that task forces would be created for several subareas of the City ["I think it's very exciting; it gives residents a chance to propose things" instead of reacting], possibly with a coordinating Citywide task force.

Councillor Kay Gardner said that she is assembling housing intensification sites in her mind's eye, as she travels through her ward, while making a plea for above-grade accommodation for seniors. Councillor Howard Levine applauded the quality of the deputations and, however, he expressed concern that the consultant studies will be skewed toward the white, male, suburban viewpoint, and asked that the impact studies include the effects on social and recreational facilities. [Item D, planner Meena Dhar]

COMMUNICATIONS

MEDICAL OFFICE DEVELOPMENT REVIEW, 330 - 344 BATHURST STREET. A numbered Ontario company [architect H.F. Davison] has applied for site plan approval for a 5-storey, 12,102 m² medical office building with grade retail and 116 parking spaces on 5 underground levels. The site is at the southwest corner of Bathurst and Dundas diagonally opposite Toronto Western Hospital. [ITEM 2, PLANNER BLAIR MARTIN]

USE:	OFFICE
TYPE:	SITE PLAN
ACTION:	ADOPTED

EIGHT RESIDENTIAL UNITS ABOVE BAKERY, 319 - 323 AUGUSTA AVENUE.

USE:	RESIDENTIAL
TYPE:	SITE PLAN
ACTION:	ADOPTED

Humberto Rebelo [architect Tony Ng] has applied for site plan approval to add 8 units to a 1-storey bakery a few doors south of College. The application was revised from a 28-room student hostel [with common kitchen] proposal. In September 1989 the OMB reversed a Committee of Adjustment decision denying a variance for 6 parking spaces; 2 spaces will be provided. [ITEM 3, PLANNER BARRY BROOKS]

ELECTRICAL SUBSTATION.

USE:	UTILITY
TYPE:	DEV. REVIEW
ACTION:	ADOPTED

The Toronto Electrical Commission has applied for development review of a substation at 23 Basin Street at the foot of Bouchette, which is off Commissioners in the Port Industrial District. The 1,796 m² structure is designed by Boigon and Armstrong Architects. [ITEM 4, PLANNER BLAIR MARTIN]

THREE STOREY MIXED USE BUILDING, 2389A ST. CLAIR AVENUE WEST.

USE:	MIXED
TYPE:	DEV. REVIEW
ACTION:	ADOPTED

Camilo and Julia Gil [Ania & Segarra Architects] have applied for development review approval of a building containing 4 residential units, 249 m² of at-grade retail and 77.2 m² of artist and photographer space. The site is diagonally opposite the south terminus of Britannia Avenue. [ITEM 5, PLANNER BARRY BROOKS]

RETAIL/OFFICE BUILDING, 446 SUMMERHILL AVENUE.

USE:	MIXED
TYPE:	SITE PLAN
ACTION:	ADOPTED

Bob McMullen [architect Ron H. Carter] has applied for site plan approval of a 2-storey, 1,412.1 m² building for a retail groceteria with office above. An interim control by-law was passed for the site in September 1989, following an initiative by the North Rosedale Ratepayers Assoc. The by-law permits the proposed uses, for which 17 parking spaces will be provided. [ITEM 6, PLANNER G. LINTERN]

WATERPARK PLACE COLONNADE TO PROVIDE WEATHER PROTECTION TO LRT ENTRANCE.

SUBJECT:	WATERPARK PLACE
ACTION:	ADOPTED

The development agreement on Phase II of Waterpark Place will be amended, so the entrance to the Harbourfront LRT will be at the northwest corner of Queens Quay and Bay, with an underground connection within the 16-storey building. The amendment is required to permit the LRT entrance within the building's colonnade area. The previous entrance was midblock. The 1969 Building Scheme Agreement between the City, Graywood, Cophorne, Campeau and the THC will be amended as well. Architects are Bregman & Hamann. [ITEM 7, PLANNER WENDY JOHNCOX]

SUPPORTIVE HOUSING COALITION RENOVATIONS & ADDITIONS, 328 - 330 DUNDAS STREET EAST.

USE:	RESIDENTIAL
TYPE:	SITE PLAN
ACTION:	ADOPTED

The Supportive Housing Coalition of Metro Toronto [agent Green & Nogue Assocs. Ltd., architect Paul Reuber] have applied for site plan approval to renovate 3 row houses and build a 3-storey addition, the result being 29 singles hostel units. 235 m² of the residential space will be below grade, 1,125 m² above. Three parking spaces will be provided at the rear. The site is midway between Seaton and Sherbourne. [ITEM 8, PLANNER LEONTINE VAN BRUGGEN]

COMMERCIAL ADDITION, 761 PAPE AVENUE.

USE:	COMMERCIAL
TYPE:	DEV. REVIEW
ACTION:	ADOPTED

A. Karantonis has applied to amend an existing development agreement to build a third storey addition to the commercial building at the southeast corner of Pape and Gertrude Place. A 2-level garage will be built at the rear of the property. Architect is Elie Catsaros. [ITEM 9, PLANNER WENDY JOHNCOX]

DEVELOPMENT AGREEMENT AMENDMENT, 2108 - 2118 QUEEN STREET EAST.

USE:	MIXED
TYPE:	DEVELOPMENT REVIEW
ACTION:	ADOPTED

Suu-dda Patkcar Architectural Corp. has applied for a site plan agreement amendment for Alico Management Ltd., which changes "the massing and overall conceptual design" by setting the fourth floor further from the street. The changes follow negotiations with local residents, who have withdrawn their objection at the OMB as a result. The changes "will contribute to the generally high architectural quality of the buildings found along the commercial street", according to the Planning report. [ITEM 10, PLANNER LANCE ALEXANDER]

SOCIAL HOUSING APPLICATION, CHURCH & WILTON STREETS. The Toronto Housing Dept. has made OPA and ZBA applications for a 12-storey building containing "511 [347 1-bdrm., 135 2-bdrm., 29 3-bdrm.] social housing units with a commercial use component and daycare centre above an underground parking garage". Also proposed is a public park in the St. Lawrence district abutting a Parking Authority of Toronto multi-storey garage. 255 indoor parking spaces will be provided. The site is better described as bounded by Lower Church, The Esplanade, Lower Jarvis, and the parking structure. Termed "the last remaining undeveloped parcels of land in the St. Lawrence Neighbourhood" in the preliminary report, the site is currently zoned C3 V4 [industrial uses at 12 times coverage] with a 55 ft. height limit. Working committee discussions since 1988 have apparently not resolved the overall density issue or the closing of Market Street, which the Parking Authority "finds unsupported". Other concerns include the quality of open space, service lane status, types of commercial uses, daycare feasibility and a variety of urban design issues. Architect is M. Spaziani. A public meeting will be held by the Planning Advisory Committee. [ITEM 12, PLANNER HELEN BULAT]

USE: RESIDENTIAL
TYPE: OPA & REZONING
ACTION: HELD

NONPROFIT HOUSING PROPOSAL, 6A GREENLAW AVENUE. Tahanan Non-Profit Homes Corp. [architect Oleson Worland] have applied for a rezoning "to demolish a large two storey commercial meeting hall [once used as a Canadian Legion Hall] and construct a non profit apartment building" containing 55 units, according to the preliminary report. 30 underground parking spaces will be provided for the 3-storey building. The rezoning will double the existing density from 1.0 to 2.0 times. A public meeting will be held by Planning staff. [ITEM 13, PLANNER KYLE BENHAM]

USE: RESIDENTIAL
TYPE: REZONING
ACTION: RECEIVED

SOCIAL HOUSING PROPOSAL, 95 WOOD STREET. According to a Further Report, the International Relief Agency Inc. has proposed a 13-storey, 98-unit [the report data sheet lists 99 units: 67 1-bdrm., 26 2-bdrm., 7 3-bdrm.] social housing building, some of whose clients will be refugees and immigrants, on the southwest corner of Wood and Mutual, east of Maple Leaf Gardens. The revised plans, called for by the Land Use Committee in August 1989, reflect the reduced density and height requested. No other site has been found to accommodate the units lost in the density reduction. 83 parking spaces will be provided. The status report called for 6.0 times coverage; revised application is for 5.9 times. Architect is Robert Reimers. A public meeting will be held by the Planning Advisory Committee. [ITEM 15, PLANNER MICHAEL MIZZI]

USE: RESIDENTIAL
TYPE: OPA & REZONING
ACTION: ADOPTED

LAYTON CALLS FOR RECYCLING & PRO-TRANSIT STRATEGIES. Councillor Jack Layton has recommended that the following become a standard list of considerations for all OPA, ZBA, and development review applications: complete recycling plans "indicating the expected percentage of the waste stream to be recycled"; plans "to maximize the use of public transit and bicycles and minimize the use of the automobile"; a "housing crisis response plan" detailing options for on-site or off-site provision of affordable housing in the context of the Central Area Plan and Provincial affordable housing policies; and a "public parks plan" using Section 41 of the Planning Act. [ITEM 31]

SUBJECT: RECYCLING
 AND TENANT
 STRATEGIES
SOURCE: COUNCILLOR
 LAYTON
ACTION: ADOPTED

HEMSON