

THE HEMSON TORONTO LAND USE REPORT

Proceedings of the Toronto Land Use Committee

MAR 27, 1990

DEPUTATIONS

SUN LIFE DENSITY TRANSFER, 180 UNIVERSITY AVENUE. A small lots density transfer between the City of Toronto's 120 Pearl Street steam plant site and Sun Life Assurance Company of Canada's proposed 24-storey office building on the northwest corner of University and Adelaide W. almost got lost in the shuffle, when Ron Bombardier of Sun Life challenged the City Solicitor's recommendation that the letter of credit for the 1% value [of total development] public art be posted at the time of the passing of the enabling by-laws, rather than at the building permit application stage [Planning had recommended the latter]. In making her motion of adoption, Councillor Barbara Hall has suggested that Sun Life could afford the letter of credit at the earlier stage. Bombardier's request had apparently fallen on deaf ears, until solicitor David Smith asked for the same treatment for the residential building at 5 King W. [See Item J]. Councillor Michael Walker had the Sun Life item reopened and changed the public art letter of credit timing to the Planning recommendation.

USE:	OFFICE & RESIDENTIAL
APPLICANT:	SUN LIFE
TYPE:	DENSITY TRANSFER
ACTION:	ADOPTED

The density transfer contributes to a density increase on the Sun Life development from 8 to 11.87 times through the transfer of 16,773 m² of nonresidential gfa. In return, the Pearl Street site receives 177 residential units, for a total potential of 260 d.u. A heritage density exemption of 352 m² will result from preservation of part of the 'Pretzel Bell' building on Adelaide W. [ITEM B, SOLICITOR S.M. BRADLEY, PLANNER ANNE MILCHBERG]

SWEETNESS AND LIGHT, 2346 YONGE STREET - 28 ORCHARD VIEW BOULEVARD. A representative of the Avenue Road Ratepayers Association started the wave of praise rolling for the George Fine - Michael Weinberg 6-storey commercial - residential building on the northwest corner of Yonge and Orchard View, asking only that the developer do something about wind gusts on the adjacent public library ramp. Michael Gee said he was delighted with the Planning report which "verges on the enthusiastic" and said his client would look after the ramp problem. Ward Councillor Kay Gardner's approval motion of the final report on the OPA/ZBA application was preceded by praise in all directions. The parcel, known as the Sketchley Cleaner site, is not one of North Toronto's aesthetic assets. The proposed development will have 35 residential condos atop grade retail and second level offices. [ITEM O, PLANNER SHEILA GLAZER]

USE:	MIXED
TYPE:	OPA & REZONING
ACTION:	ADOPTED

RESIDENTIAL BUILDING IN FINANCIAL CORE, 5 KING STREET WEST. Solicitor David Smith praised client Black Fan Developments Inc.'s pencil-slim 55 unit condo tower in the heart of the Financial District, while side-stepping the matter of any affordable housing component. Smith said that it would be a financial hardship for his client to provide a letter of credit for the project's public art at the by-law approval rather than the building permit application stage [See also Item B]. City solicitor Paul Harris had suggested that a collateral agreement might not be considered binding on successive owners in title. Councillor Michael Walker prevailed, and the later stage provision of the letter of credit was incorporated in his motion adopting the draft by-law for the rezoning. [ITEM J, SOLICITOR G. TOWNEND, PLANNER ANNE MILCHBERG]

USE:	RESIDENTIAL
APPLICANT:	BLACK FAN DEVELOPMENT
TYPE:	REZONING
ACTION:	ADOPTED

RETAIL STRIPS PARKING STRATEGY INCLUDES NEW PARKING REQUIREMENTS FOR RETAIL

SUBJECT:	PARKING REQUIREMENTS ON RETAIL STRIPS
SOURCE:	STAFF REPORT
ACTION:	ADOPTED AND FURTHER MEETING OF CITY SERVICES

AND RESTAURANTS. Director Paul Bedford gave a lively presentation of the long-awaited report on commercial strip parking outside the Central Area [the Planning report was dated September 1989, but a combination of factors kept a combined Land Use - City Services public meeting from taking place, hence the delay]. The key findings of the study of six representative retail strips were: residential, not retail, is the predominant retail strip land use; shoppers strongly prefer on-street parking [up to 20% of retail strip parking occurs in no-parking areas]; 60% - 70% of parking is less than 1 hour; 100% of the parking demand should not be serviced - unless the intention is to do away with the character of retail strips; 2/3 of shoppers live within 3 km of each strip - the 1/3 of shoppers using their cars create the parking problem; most retail strip shoppers come by foot.

The recommended parking solutions were to get the most out of existing parking facilities including the possibility of second level decks, to acquire more parking over time, but not to attempt to serve the entire demand. Two new parking standards are proposed for inclusion in the Zoning By-law: 1 parking space per 80 m² for retail; 1 parking space per 30 m² for restaurants.

Bedford and later Parking Authority of Toronto head Reg Lewis devoted considerable presentation time to the desire of many ratepayer associations [and Councillor Michael Walker] that payment-in-lieu of parking funds be spent in the local areas where collected. Bedford demonstrated by several pie-charts that the Central Area payments-in-lieu in effect subsidize parking in the rest of the City, while Lewis stressed that payments-in-lieu don't amount to much and that the Parking Authority looks at demand and suffers from site acquisition costs. The parking policy changes would likely generate more payments-in-lieu, however. Bedford suggested that the approximately \$2 million generated between 1984 and 1988 would have doubled, had the proposed parking standards been in effect

The Planning recommendations addressing zoning standards were adopted, while the balance of the recommendations regarding Parking Authority operations, use of benefiting [self] assessment by local business associations, signage, and promotion will be considered by the City Services Committee on May 11. [ITEM D, PLANNER HELEN COOMBS]

RICHMOND - ADELAIDE CENTRE ADDITION.

USE:	OFFICE
APPLICANT:	OXFORD
TYPE:	OPA & REZONING
ACTION:	ADOPTED

According to the final report a 35-storey, 35,766 m² office building will replace the 10-storey parking garage on Sheppard Street. The 10.4 times density building on two consolidated lots has been designed for the Oxford Development Group by Webb Zerafa Menkes Housden. The building design is described as "a visually strong, symmetrical termination of Temperance Street. A 15,600 m² historic density exemption will be provided for preservation and restoration of the Federal Building at 85 Richmond W. Oxford's Bob Burgess and solicitor Stan Stein urged acceptance of several inter-related Planning reports.

Councillor Rob Maxwell expressed concern about whether the off-site affordable housing to be provided outside the Central Area in the Royce - DuPont development site would provide comparable value and asked the Housing Dept. to report on the valuation directly to Council. Instead, Planning Commissioner Bob Millward suggested that Planning and Housing could report jointly to the Committee on the valuation and the status of 3 properties in the Royce - DuPont site, when the by-laws are considered at Land Use. The final and supplementary reports on the OPA/ZBA application were approved on motion by Councillor Chris Korwin-Kuchzynski. Councillor Michael Walker forwarded the application to council after his defferal motion lost. [ITEM H, PLANNER ANNE MILCHEBERG]

PLANNERS REVERSED ON NEGATIVE MURAL SIGN RECOMMENDATION, 401 KING STREET

SUBJECT: WALL MURALS
SOURCE: STAFF REPORT
ACTION: FURTHER
 REPORTS

WEST. Land Use Committee resolved itself into a team of art critics, following MURAD's Gary McNally's compelling presentation on the artistic merits of full-wall murals on older industrial buildings. After satisfying Councillor Michael Walker's worries about proper maintenance of the 14.7 metre by 14.7 metre mural of the postage stamp showing the Canadian flag, various members of the Committee critiqued a number of wall murals around the City, before Councillor Barbara Hall seized upon the notion that the City's sign by-law should control the advertising component, not the entire wall mural. Planner Sada Sane and Commissioner Bob Millward confirmed that large mural signs had been unregulated until the new sign control by-law came into effect, superseding the sign section of the Zoning By-law. Councillor Tony O'Donohue referred the matter back to Planning and Legal to report on how to give effect to the sign proposal. [ITEM L, PLANNER SADA SANE]

DEFERRAL FOR MIXED USE DEVELOPMENT, 833 KING STREET WEST.

USE: RESIDENTIAL
APPLICANT: MJV HOLDINGS
TYPE: OPA & REZONING
ACTION: DEFERRED

Solicitor Martin Emmons asked for a 3-week delay for client Dollarton MJV Holding's 9-storey, 58-unit residential with grade commercial on the southwest corner of King West and Niagara. Emmons wants to meet with Planning staff to gain a better understanding of the options proposed for affordable housing. The Niagara Neighbourhood Association supports the proposal but asks that the Medical Officer of Health address the issue of lead pollution in the soil. [ITEM M, PLANNER PAUL BYRNE]

COMMUNICATIONS**MIXED USE BUILDING ON SITE OF ENGINEERS' CLUB, 105 VICTORIA ST.**

USE: MIXED
APPLICANT: ENGINEER'S
 CLUB
TYPE: DEVELOPMENT
 REVIEW
ACTION: ADOPTED

The Engineers' Club of Toronto [designer R.E. Barnett Architect] has applied for development review approval "To build a mixed-use building consisting of 4 floors of underground parking, ground floor retail, 3 floors of private club to replace the existing club, and 12 floors of residential condominium consisting of 45 units" [6 1-bdrm., 24 2-bdrm., 16 3-bdrm.], according to the Planning report. 60 indoor parking spaces will be provided. The existing building on the northeast corner of Richmond and Victoria will be demolished. Minor variances will be required for the number of units [only 40 presently permitted] and density, to permit the club's guest rooms and to exempt the site from the common outdoor open space requirement. [ITEM 4, PLANNERS WENDY JOHNCOX, LEONTINE VAN BRUGGEN]

MCCORD CEMENT BATCHING PLANT, 595 COMMISSIONERS STREET SUPPLEMENTARY RE-

USE: INDUSTRIAL
APPLICANT: MCCORD
 CEMENT
TYPE: DEVELOPMENT
 REVIEW
ACTION: SENT TO COUNCIL
 WITHOUT
 RECOMMENDATION

PORT. Approval has been recommended for McCord and Co.'s ready-mix plant's truck washout and material storage bins, weigh scale and control kiosk, as well as for a truck service garage. The actual applicant is Standard Industries Ltd., McCord's parent company. The 50,347 m² site is at the east end of the Turning Basin west of Leslie in the Industrial Port. McCord's present facility at the foot of River St. is located in the Ataratiri redevelopment area. As owner of the site, the development agreement will also be signed by the Toronto Harbour Commissioners. Designer is Allen and Sherriff Architects, Inc. [ITEM 8, PLANNER PETER LANGDON]

MIXED USE BUILDING, 1939 - 1943 QUEEN STREET EAST. Development review approval has been recommended for Monreith Developments Inc.'s proposal for a 3-storey retail and restaurant at grade and 12 residential units [4 1-bdrm., 6 2-bdrm., 2 3+-bdrm., 19 indoor parking spaces] next door to Kew Beach Public School. Three houseform buildings will be demolished. Designer is Mendel Greenberg Architect Inc. Approval extends to a revised landscape plan by A.D. Regehr, Landscape Architects. [ITEM 9, PLANNER LANCE ALEXANDER]

USE:	MIXED
APPLICANT:	MONREITH DEVELOPMENTS
TYPE:	DEVELOPMENT REVIEW
ACTION:	ADOPTED

MIXED USE BUILDING, 1953 QUEEN STREET EAST. Dorian Capital Inc. [architect Wallman Clewes Berman Architects Ltd.] have applied for development review approval of a 3-storey mixed use building with at-grade retail and 4 2-bdrm. units above, replacing a 2-storey building due for demolition. A variance will be required to permit two parking spaces at 106R Kenilworth abutting a public lane [two other spaces will be provided onsite]. [ITEM 10, PLANNER BLAIR MARTIN]

USE:	MIXED
APPLICANT:	DORIAN CAPITAL
TYPE:	DEVELOPMENT REVIEW
ACTION:	ADOPTED

MIXED USE BUILDING, 1340 BLOOR STREET WEST. Joyce Querin [agent and designer Tony Valentin] has applied for development review approval for a 2-storey building with commercial at grade and two residential units above, replacing a 1-storey building. The site is west of Lansdowne. [ITEM 11, PLANNERS, WENDY JOHNCOX, LORI MARTIN]

USE:	MIXED
TYPE:	DEV. REVIEW
ACTION:	ADOPTED

PRELIMINARY REPORT, 175 - 183 DE GRASSI STREET REZONING. Meadowhill Homes Ltd. has applied for a rezoning to permit 19 3+-bdrm. townhouses next to an existing 9-unit townhouse infill development. 21 parking spaces will be provided, 15 of which will be indoor. Designer is Jonathan Weizel Architect Inc. Site areas is 3,268.3 m². Part of the site may include contaminated soil. A local public meeting will be held soon. [ITEM 18, PLANNER GREGORY BYRNE]

USE:	RESIDENTIAL
APPLICANT:	MEADOWHILL HOMES
TYPE:	REZONING
ACTION:	ADOPTED

PRELIMINARY REPORT, INFILL HOUSING 329A COXWELL AVENUE - 154 GAINSBOROUGH ROAD. Pureland Development Corp. has applied for a rezoning on the west side of Gainsborough south of Eastwood to develop five pairs of semis on a vacant parcel. The interior block application is occasioned as "The proposal does not front onto a public roadway; constitutes the construction of a house behind a house; does not meet the 10 m height limit restriction and the 6.0 m minimum lot width provisions of the Zoning By-law". The arrangement of access rights is termed "unclear". A local public meeting will be held soon. [ITEM 19, PLANNER LANCE ALEXANDER]

USE:	RESIDENTIAL
TYPE:	REZONING
ACTION:	ADOPTED

PRELIMINARY REPORT, SEMI AND ROW HOUSING, 31 - 53 EDGEWOOD AVENUE. Sol Arch Inc. has applied for a rezoning for an infill housing development including 25 semi and row units, replacing four small detached houses "located on narrow, deep lots" facing Edgewood at a 45 degree angle. The proposal is just under 50% more than the permitted 0.6 times density. A local public meeting will be held shortly. [ITEM 20, PLANNER LANCE ALEXANDER]

USE:	RESIDENTIAL
TYPE:	REZONING
ACTION:	ADOPTED

PRELIMINARY REPORT, MIXED USE DEVELOPMENT, 826 BLOOR STREET WEST. A numbered Ontario company has applied for OPA/ZBA approval to replace the Brighton Laundry building [a longtime community problem] with a 5 storey structure with at-grade retail and 56 residential [4 bachelor, 40 1-bdrm., 12 2-bdrm.] condos above. The 1,209.1 m² site is at the northeast corner of Bloor and Shaw. The four times proposed density is twice that presently permitted, while the proposed height is 2 storeys more than currently allowed. 31 underground parking spaces are proposed, while 61 spaces are required. A local public meeting will be scheduled shortly. [ITEM 21, PLANNER KYLE BENHAM]

USE:	MIXED
TYPE:	OPA & REZONING
ACTION:	ADOPTED

PRELIMINARY REPORT ON APPROVAL PROCESS FOR PHASE TWO OF OUTER HARBOUR

MARINA. Phase I of the Outer Harbour Marina included six dock spines, paved parking lots, landscaped berms, temporary washrooms, administration building, and fuel/pump-out station, and partial construction of permanent washroom and shower facilities as well as the basin boardwalk and travel-lift slip. Recent design changes [overall revised plan not submitted] include deletion of dry sailing [small boat land storage] facilities as well as sailing lockers, swimming pool, tennis courts, and antique boat houses.

USE: MARINA
APPLICANT: TORONTO HARBOUR COMMISSIONERS
TYPE: PLANNING APPROVAL PROCESS
ACTION: ADOPTED

The THC submitted a consultant report called 'Toronto Outer Harbour Water Use Study' in January 1990, followed by an oral [not formal] proposal to rezone space for three additional docks and a permanent administration/washroom structure. After listing a host of issues [integration with lands to north, relocation of North Shore sailing clubs, Outer Harbour congestion, possible channel through Leslie Street Spit, design and site plan control, soil quality, parkland dedication, Crombie royal commission activities], the Planning report calls for a cautious approach to further marina development "Given the uncertainty and complexity inherent in the many processes and factors affecting the Outer Harbour", ie. no rezoning beyond Phase II development at this time.

The result would be a 227 berth expansion for the 1991 boating season. The administration/washroom and washroom/coffee shop buildings have been redesigned. The original THC proposal called for four development phases, with final completion in time for the 1992 sailing season. A Planning report calls for solicitation of comments and further reports, also a host of further information [revised plan, accommodation for North Shore sailing clubs, parking and winter boat storage, lake filling for Leslie Street Spit channel access, road access to Tommy Thompson Park] from the Toronto Harbour Commissioners. [ITEM 23, PLANNER PETER LANGDON]

'FAST - TRACK' REPORTING PROCESS FOR ST. MICHAEL'S COLLEGE LANDS.

USE: MIXED
APPLICANT: ST. MICHAEL'S COLLEGE
TYPE: OPA & REZONING
ACTION: DEFERRED

The development application for the St. Michael's lands at Bay and St. Mary's will be fast-tracked in view of St. Michael's urgent need for funding. Council endorsed 'Option 2', Tridel's current revised application, in February. The final report and draft by-laws for the development will be considered together, rather than in sequence, and won't be held up by final resolution of all-site plan matters. A similar time saving will be effected for the Planning Advisory Committee's consideration of the OPA. A companion report [Item 24(a)] calls for extension of the St. Michael's interim control by-law for a year to May 4, 1991. [ITEM 24, PLANNER MICHAEL UFFORD]

PRIVATE REFUSE COLLECTION FROM MULTI-UNIT RESIDENTIAL BUILDINGS UNSUITABLE AL-

SUBJECT: PRIVATE REFUSE COLLECTION
SOURCE: PUBLIC WORKS DEPT.

TERNATIVE. A brief report from Works Commissioner Nick Vardin recommends "That City Council endorse the principle that private refuse collection service to residential developments...is not a suitable alternative and that where the building owner refuses to satisfy Public Works' refuse handling and storage requirements, the owner, rather than the subsequent residents or unit purchasers, "be responsible for the costs of this service for the life of the building". The Public Works report alleges that refuse handling and storage facilities are left out to maximize the number of units. The inequity of current practice, in the Commissioner's opinion, is depriving residents of a public service to which they are entitled.

[ITEM 36]

RECENT APPLICATIONS. The following major OPA/ZBA applications were made in the period February 16 to March 14, 1990: 10 Portland Street establishment of Portland Fashion Centre, 1117 Gerrard E. 50-unit nonprofit singles and family housing, 91 St. George - 100 Devonshire Pl. create one zoning lot "to permit redevelopment [and] density bonuses for historic bldgs.", 315-329 Albany mixed condo-freehold residential dev't, 356 Eastern - 9 Lewis 96 unit condo building. The following major development review applications were submitted during the same period: 230 Front W. mixed hotel - broadcast centre, office, retail, club, residential, day care complex, 150 John 10th fl. addition, 748 - 760 Bay 235 d.u. with retail, 770 Bay 279 d.u. with retail, 475 Yonge 576 d.u. with retail. [LISTS APPENDED TO COMMITTEE AGENDA]

SUBJECT: RECENT
APPLICATIONS
SOURCE: STAFF REPORT

CITYPLAN '91

CENTRAL AREA TRENDS REPORT. A background report in the Cityplan '91 series draws a strong connection between the provision of Central Area housing and its effect on reducing transportation, suggesting that each dwelling unit reduces commuting into the Central Area by 1.2 trips. As a result, increasing "the capacity of the transit system in order to affect the modal split could represent a parallel goal to that of housing production", according to the brief covering report. The report also notes that "only 81,000 square metres of floor space was absorbed during 1989" and anticipates continued slow absorption for 2 or 3 years with the consequent increase in vacancy rates. A companion report [ITEM 29] tracks the behaviour of Central Core office space in buildings larger than 1,900 m² for the month of February 1990. While the Central Core 1990 Review Limit of 7 million m² was breached in January 1990, the February total of 7,084,718 m² of office space built or under construction is 4,519 m² less than the end of January figure. [ITEM 29(A), PLANNER T. OSTLER]

SUBJECT: CITYPLAN '91
REPORTS,
CENTRAL AREA
TRENDS
ACTION:: RECEIVED &
FORWARDED TO
COUNCIL FOR
INFORMATION

CITYPLAN '91 COMPENDIUM OF COMMUNITY VIEWS. 'Planning Toronto's Future: A compendium of Community Views' has been released in two volumes and includes the outlook of over 30 organizations as well as individual concerned citizens. One volume includes written submissions, the other summaries of meetings sponsored by the Cityplan '91 Task Force. The information is background for the forthcoming Task Force 'Principles and Objectives Report'. [ITEM 30, PLANNER J. MATTHEWS]

SUBJECT: CITYPLAN '91
REPORTS,
COMMUNITY VIEWS
ACTION:: RECEIVED &
FORWARDED TO
COUNCIL FOR
INFORMATION

NOTE: *The Hemson Land Use Report Will Be Offering A Special Additional Service Reporting On The Cityplan '91 Process. If You Would Be Interested In Such A Service Please Contact Anna da Silva At 593-5090.*

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