

THE HEMSON TORONTO LAND USE REPORT

Proceedings of the Toronto Land Use Committee

MAY 30, 1991

DEPUTATIONS

BLOOR - JUNCTION AREA LAND USE POLICY FINAL REPORT. Program Manager Meena Dhar's calm and reasoned presentation of the proposals for the wedge bounded by railroad tracks on both sides of Bloor Street West was a stark contrast to the sometimes angry depositions of several solicitors representing large scale development proposals in the planning area. Solicitor Andrew Paton claimed that planners had gone full circle on his client's proposals over a four-year period while planning the area to death. Paton said that revised plans filed two weeks earlier had yet to reach the area planners. Solicitor Allan Blott claimed that the planners were stalling, if not denying, applicants' right of appeal to the Ontario Municipal Board, a position vigorously denied by City Legal solicitor John Paton in the context of Communications Item 22. Planning and Legal have jointly recommended that Council advise the Minister of Municipal Affairs to defer OMB referrals of 2376-2388 Dundas West, 136-150 Perth, 1379-1395 Bloor West and 250 St. Helens until the Bloor - Junction Area OP changes come forward. Blott also suggested that Bloor West is the wrong location to impose the proposed Main Streets intensification program.

SUBJECT: BLOOR-JUNCTION
REPORT
SOURCE: STAFF REPORT
ACTION: FORWARDED
TO COUNCIL

Dhar's presentation, which referred to the Hemson industrial policy report's cautions about piecemeal redesignations of industry sites (see Communications Item 2), noted that the final report was not bound by the earlier Proposals Report, that 42% of the area's 4,800 workers live within two kilometres of the workplace, and that a host of area community and educational facilities were deficient. The recommended land use policy would add about 1,400 dwelling units, while putting only 5% of industrial jobs at risk (other land use options ranged from 22% to 92% industrial job losses). The proposed development density is two times with an 8-storey height limit and residential development primarily on the Dundas West and Bloor West frontages. Any residential redevelopment of industrial sites would require 50% affordable uses in tandem with provision of soft community services. The final report also calls for individual reports on the four development applications.

A number of residents of St. Helens Avenue, as well as planning consultant Peter Walker and solicitor Barry Horosko (seeking "a way out of the procedural maze that has been created in this area"), pressed for approval of a non-profit apartment and townhouse development at 250 St. Helens. Local residents were especially eager that the long term transition of their street from mixed Industrial - Residential to Residential be facilitated rather than stymied by the area study. Planning Consultant Lindsay Dale-Harris advised that her client at 1379-1395 Bloor West was generally satisfied with the report and would be forwarding revised plans soon, and she urged against further processing delays.

Public School Trustee John Doherty sparked an extended debate with Councillor Tony O'Donohue when the Toronto Board of Education's school projection figures seemed to belie Doherty's contention that the Board of Education cannot accommodate any further students and thus would object to any residential development. Councillor Nadine Nowlan became quite animated in her contention that Doherty's remarks about withholding building permit approval until educational requirements were satisfied suggested that the Board of Education wanted the City to exercise taxation and levy collection powers on behalf of the Board of Education, which has the same authority. Councillor Liz Amer took the opportunity to question the generous parking allowance for school staff, while Councillor Jack Layton tried to get an understanding of procedures for capital funding of education.

The host of motions included: individual reports on the four development applications (Nowlan); report on strategy for orderly take-over of obnoxious industrial uses as well as rezoning to facilitate the 250 St. Helens development (O'Donohue); adoption of the Final Report (Maxwell); deletion of the 25% affordable housing target in favour of 50% affordable housing (Maxwell); a further report on the 136-150 Perth Avenue application in view of a letter from Hemson Consulting to the effect that rezoning from industrial to industrial and residential would be acceptable (Maxwell); addition to a reference to priority funding for "community space" (Maxwell); report on strict enforcement of property maintenance by-laws on vacant industrial sites and any needed legislative changes (Maxwell); deletion of 250 St. Helens from planning area (O'Donohue - lost); residential designation for St. Helens Avenue (O'Donohue); report on the "right to an OMB hearing" (O'Donohue); report on Planning's apparent reversal of position on Blott's client's application between January 1991 and March 1991 (O'Donohue, the item had been deferred from the March 28 Land Use Committee meeting); reports on all four development applications in the context of the Final Report and deputations (Nowlan - not voted upon); no approval of Communications Item 22 at this time (Nowlan); and report on 25% affordable housing (Layton). All motions were forwarded to Council for further debate. [ITEM L, WEST SECTION PLANNERS]

DUNDAS - CARLAW SPECIAL STUDY AREA FINAL RECOMMENDATIONS REPORT. Steve Mirkopolous

SUBJECT: DUNDAS
CARLAW
STUDY AREA

SOURCE: STAFF REPORT

ACTION: ADOPTED WITH
AMENDMENTS

told the Committee that he was disappointed in the Planning report's misrepresentation of the industrial strength of the South Riverdale area, claiming that three of the four large employers identified in the report had since closed. Mirkopolous was upset that his non-viable industrial site designation was not changed when the abutting Supportive Housing Coalition site was redesignated as residential. Solicitor Andrew Paton stated that the correct number of closures was two and argued that the Planning recommendations were moving incompatible industrial and residential uses closer together, instead of creating buffers ("if you want to create housing, create it on the whole block"). Councillor Tony O'Donohue moved that the entire block in question be designated Residential, though the motion lost and will be forwarded to Council. Councillor Liz Amer placed the motion to adopt the Planning report with amendments recommended by Ward Councillor Peter Tabuns reducing height from 15 metres to 14 metres, deletion of any extension to Boston Street, and adding a statement of opposition to any TTC bus service on Boston or Badgerow. Paul Ginou, solicitor for the Supportive Housing Coalition, told the Committee that design revisions will substantially satisfy concerns raised by the local working committee. [ITEM M, PLANNER ANNA CHOW]

NO WORKING COMMITTEE SUPPORT FOR ST. MICHAEL'S COLLEGE LANDS DEVELOPMENT PROPOSAL. A succession of ratepayer members of the working committee for the Goldman Group's (and others) Heath Park development proposal on St. Clair Avenue West

SUBJECT: ST. MICHAEL'S
COLLEGE LANDS

SOURCE: STATUS REPORT

ACTION: FORWARDED
TO PLANNING

told the Committee that the ratepayers' participation does not imply support for the revised proposal. Instead, they continue to have strong concerns about height, density, shadowing, open space, ravine access, vagaries about hard and soft community services, and site segregation of non-market housing components. The Bathurst - St. Clair Part II OP was held out as the appropriate density guideline for the development. Several deputants conceded that a number of improvements have been made to the proposal, including an increase in Phase 1 to 1,100 dwelling units (located in Toronto) affordable housing component from 15% to 25%. Ratepayer opinion of the appropriate overall density for the development ranged between 2.5 and 3.5 times.

Tom Smith, representing the applicant, told the Committee that the working committee has yet to scrutinize the latest revised proposal in detail, including an interim Phase 1 connection between the Cedarvale and Nordheimer ravines. Councillor Howard Levine noted that the overall development will be the largest in the City (actually the City of York) after the Railway Lands, praised the working committee for their efforts, intimated that City of York residents take advantage of City of Toronto services and facilities, noted "a tremendous amount of change" for the better, and placed a motion that Planning proceed to Final Report stage, taking into account the working committee report, the deputations, and related submissions. Councillor Liz Amer amended Levine's motion that the applicant's community services consultant report accompany the Final Report. [ITEM J, PLANNER BRIAN MILNE]

CITY RIGHT OF FIRST REFUSAL DELETED, 2019-2035 DAVENPORT ROAD. A supplementary report on Pan American Holdings Ltd.'s rezoning application for a 5-storey apartment building (13 one-bedroom, 42 two-bedroom units) deletes a previous recommendation to give the City the first right of refusal if the property is not developed. According to City Legal's John Paton, the City cannot force any prospective purchaser to reveal his intentions for the property. Planning will report directly to City Council on whether the proponent is prepared to give the City an unconditional right of first refusal, rather than the previously contemplated right of first refusal for social housing only. Maxwell qualified his motion to adopt with a concern that low end of market condominium developments can become problematic and end up as unmanaged rental apartment buildings. (ITEM B, PLANNER KYLE BENHAM)

USE: APARTMENT
TYPE: REZONING
ACTION: ADOPTED

VICTORIA - SHUTER NON-PROFIT HOUSING, 266 CHURCH STREET AND 76 DUNDAS STREET EAST. Despite an unresolved truck loading access problem off a lane which will affect Doubleday Canada Ltd., Councillor Jack Layton lauded the design of the assisted residential component of the Live Entertainment Corporation's development (located at Victoria and Shuter) as an outstanding contribution to the neighbourhood. Designer is Dunker and Associates Architect Inc. The overall development will contain 28 bachelor, 43 one-bedroom, 53 two-bedroom and 14 three+-bedroom units. Kevin Barrett urged support of a "viable and exciting proposal" and urged adoption of the OPA/ZBA application, while offering to continue working with City officials and abutting owners to resolve the lane problem (an informal working committee was established). The lane problem is complicated by a requirement (which runs with the property) that 100 parking spaces be provided for the nearby Bond Hotel.

USE: NON-PROFIT
HOUSING
TYPE: OPA/REZONING
ACTION: ADOPTED

Victoria - Shuter Non-Profit Housing Corp. earned the support of Councillor Howard Levine by acceding to the Planning Advisory Committee's request that 20% of the units be market housing. Councillor Layton noted the Toronto Board of Education's objection to the development, due to the anticipated shortage of elementary school space caused by the 3,000-4,000 families expected in the immediate area in the next five years. Councillor Levine requested that the development include a suitable commemoration (upon consultation with the Toronto Historical Board) of Toronto architect E.J. Lennox, whose sole church design once adorned the site. (ITEM C, PLANNER JOHN DAVIDSON)

SMALL HOUSING DEVELOPMENT, 714 KINGSTON ROAD. Local opinion seemed divided between homeowners (in favour) and absentee owners (opposed) about Leif Bristow's (designer Laszlo Nemeth Associates Architects) OPA/ZBA application for a 24-unit condominium development (two 1-bedroom, 22 two-bedroom) that wraps around several single detached homes on Walter Street (east of Main Street). The Kingston Road frontage will be five storeys, while the Walter frontage will comprise of two-storey townhouses. Several property owners worried that their properties would be saleable only to the developer, who claimed his proposal will improve the light and shadow situation and drew the Committee's attention to proposed privacy fencing, hedging, and trees that will buffer rear yards from the development's parking lot. The Toronto Board of Education registered an objection to the development on the basis of lack of nearby elementary school space. (ITEM D, PLANNER LANCE ALEXANDER)

USE: CONDOMINIUM
TYPE: OPA/REZONING
ACTION: ADOPTED

MIXED COMMERCIAL - RESIDENTIAL DEVELOPMENT, 283 GILMOUR AVENUE. Ward Councillor Bill Boytchuk lauded the smooth sailing of David Strelchuk's OPA/ZBA application for the five-storey building designed by Edward Galanyk Architect through local Planning Advisory Committee meetings. The residential component includes 16 bachelor and 19 one-bedroom units. The retail component is 541.3 m². Councillor Rob Maxwell placed the motion to adopt. (ITEM G, PLANNER ALBERT SAIF)

USE: MIXED-USE
TYPE: OPA/REZONING
ACTION: ADOPTED

HANDBOOK ON BUILDING PERMIT APPLICATIONS. A brief Planning report on a measure to simplify building permit application requirements includes a reference to a forthcoming handbook on the subject. Committee Chair Councillor Nadine Nowlan praised the handbook, having seen an advance copy. The other change of note is that Planning will soon take over the responsibility of receiving OPA/ZBA applications from the Clerk's Department, a saving of several weeks in time. [ITEMH, PLANNER MARY NEUMANN]

SUBJECT: REPORT ON
PERMIT
APPLICATIONS
ACTION: RECEIVED

POSTPONEMENT ISSUED FOR 766 KING STREET WEST DEVELOPMENT. A Legal report was made partially redundant when solicitor Susan Bryson advised the Committee that her client had been able to get a postponement from its institutional lender. The two-storey industrial structure at King and Tecumseth will have retail at grade. The postponement is required to maintain the City's rights under collateral agreements, in this case to landscaping improvements which will be relocated from the Tecumseth to the King West frontage. In response to Councillor Rob Maxwell's repeated questions (and City Legal's John Paton's patient explanations about text references in Sec. 40 of the Planning Act, binding effect on subsequent owners, and getting institutional lenders to accept the postponement technique, "if one creates options, one is faced with the word 'no' quite often"), Legal will report on the use of postponements versus letters of credit and other instruments on collateral and other agreements. The postponement requirement is rather recent, having been introduced by the City Solicitor in July 1990. Paton could not recall an instance where a developer has every reneged on a collateral agreement. [ITEM I, SOLICITOR GORDON TOWNEND]

USE: INDUSTRIAL
TYPE: REZONING
ACTION: RECEIVED

SOCIAL HOUSING - ARTISTS DEVELOPMENT, 419-425 COXWELL AVENUE. Deputants supporting a rezoning application by Young Mothers' Resource Group 419 Artist's Co-operative Inc. for 90 units of non-profit housing were met with cries of "let's just approve it" by the Committee, who were clearly taken with the Fliess Gates McGowan Easton Architects design, which will renovate an industrial building for 30 artist live-work units and provide 60 stacked townhouses just south of the CN rail corridor. Twenty percent of the units will be market, while 40% will be shallow core and 40% deep core subsidized. The only concern was offsite walkway, landscaping, and lighting needs at abutting George Etienne Cartier Separate School. With some gentle prodding from Councillors Tony O'Donohue and Jack Layton, Planning will work up some sketch designs and rough cost estimates of the need and report directly to Council. [ITEM K, PLANNER LANCE ALEXANDER]

USE: NON-PROFIT
HOUSING
TYPE: REZONING
ACTION: ADOPTED

WORKING COMMITTEE FOR 2 HIGH PARK BOULEVARD - 256 RONCESVALLES AVENUE PROPOSAL. Solicitor Susan Bryson appeared on behalf of OPA/ZBA applicants Acorn Wood Investments Ltd. and a numbered Ontario company, agreeing to creation of a working committee to achieve a development within the Planning guidelines. Local resident Patrick Cudahy said there was no support for the initial proposal (three-storey apartment building with 15 dwelling units plus five dwelling units in the existing converted house), which he claimed was nine times higher than the current density limit. Councillor Tony O'Donohue placed the motion approving the Planning report which recommended refusal of the application. [ITEM N., PLANNER IAN COOPER]

USE: RESIDENTIAL
TYPE: OPA/REZONING
ACTION: ADOPTED

COMMUNICATIONS

DEVELOPMENT REVIEW APPLICATIONS

275 KING STREET WEST DEVELOPMENT AGREEMENT AMENDMENT. Marathon Realty Ltd. (designer Brook Beynon Architects) has applied for an amendment to the development agreement for the Metro Hall and office complex regarding the retail concourse. Knock-out panels will provide future connections from the concourse to the CBC development to the south and other prospective development to the north and east in order to provide pedestrian access to the St. Andrew TTC station. [ITEM 9, PLANNER TOM KEEFE]

USE:	METRO HALL OFFICE COMPLEX
ACTION:	ADOPTED

CITYHOME 2 - BUILDING DEVELOPMENT, MAIN STREET AND KINGSTON ROAD. Approval has been recommended for the Garwood-Jones and Van Nostrand Architects design for a six-storey, 65 family unit building and a four-storey, 44-unit seniors building on a former service station site at the northeast corner of Main Street and Kingston Road. Density is 2.75 times. Overall suite breakdown is 24 bachelor, 30 one-bedroom, and 55 two-bedroom units. Fifty seven underground parking spaces will be provided. [ITEM 10, PLANNER LANCE ALEXANDER]

USE:	RESIDENTIAL
ACTION:	ADOPTED

701 KING STREET WEST DEVELOPMENT AGREEMENT AMENDMENT. Several condominium corporations (c/o Shelter Corp. of Canada Ltd.) have applied to amend a development agreement for 701 King Street West to allow "the opening of windows from the seventh through thirteenth floors" according to the Planning report. Lead dust contamination is no longer considered to be a problem. [ITEM 5, PLANNER LORI MARTIN]

USE:	CONDOMINIUM
ACTION:	ADOPTED

STRATHCONA HOTEL MODIFICATION, 60 YORK STREET. Maz Holdings Ltd. has applied for approval to change the 11th and 12th floors from residential to mechanical use. Designer is David Craddock, Architect. [ITEM 6, PLANNER LORI MARTIN]

USE:	HOTEL
ACTION:	ADOPTED

THREE-STOREY ADDITION, 77 RIVER STREET. DCR Realty Investments Ltd. (architect Alan M. Young) has applied for a three-storey, 655 m² commercial addition and one-storey parking structure (15 spaces for a total 46 spaces) at the southeast corner of River and Labatt. [ITEM 7, PLANNER BLAIR MARTIN]

USE:	COMMERCIAL
ACTION:	ADOPTED

"BLUE BOX" RECYCLING ADDITION, 400 COMMISSIONERS STREET. Metro Works Department has applied for a 563 m² expansion to a 706 m² building for processing recycled "blue box" materials. Design is by R. Cave & Associates Consulting Engineers. Metro Public Works Department Development must obtain approval of the Crombie Royal Commission on the Toronto Waterfront as the area is within a declared area of Provincial Interest. [ITEM 8, PLANNER BLAIR MARTIN]

USE:	METRO WORKS
ACTION:	ADOPTED

PRELIMINARY REPORTS

64 - 70 SHUTER STREET MIXED-USE BUILDING. Brajeff Consulting Services and Regli Holdings (designer Scholer, Gluck and Associates Architects) have applied for OPA/ZBA approval for an 80-unit (8 bachelor, 72 one-bedroom units) development with 259 m² at-grade retail on an 879 m² site at the northeast corner of Shuter and Dalhousie. Overall density will be six times (four times currently permitted) and the design will integrate the facade of an historic building. Fifty-one parking spaces will be provided underground. A public meeting will be held by the Planning Advisory Committee. [ITEM 13, PLANNER BLAIR MARTIN]

USE: RESIDENTIAL
TYPE: OPA/ZBA
ACTION: DEFERRED

FURTHER REPORT ON 826 BLOOR STREET WEST ASSISTED HOUSING PROPOSAL. Submission of revised plans to lower the building height to five storeys and comply with 45 degree rear setback angular plane requirements as per the Main Streets Study has been recommended for a proposed six-storey, mixed-use building with 55 assisted dwelling units (10 bachelor, 36 one-bedroom, 3 accessible one-bedroom, 6 two-bedroom). A vacant laundry currently occupies the site on the northeast corner of Bloor and Shaw. Twenty-five underground parking spaces are proposed. [ITEM 14, PLANNER PAULINA MIKICICH]

USE: MIXED-USE
TYPE: OPA/ZBA
ACTION: REFERRED TO
PAC

643 EGLINTON AVENUE WEST SOCIAL HOUSING/AMBULANCE STATION BUILDING. North Toronto Interfaith Homes has applied for an OPA/ZBA for an 8-storey, 42-unit (25 one-bedroom, 11 two-bedroom, six 3+-bedroom) building which will contain a four-bay (currently two bay) Metro Toronto ambulance station. The 950 m² site is at the southeast corner of Eglinton and Chaplin Crescent. Twenty four underground parking spaces will be provided. Proposed density is 4.47 times. Outstanding issues include height, density, parking, architectural design, and landscaping. Designer is Garwood-Jones and Van Nostrand Architects. [ITEM 15, PLANNER SALLY YAN]

USE: RESIDENTIAL
TYPE: OPA/ZBA
ACTION: ADOPTED

OTHER REPORTS

GOODERHAM AND WORTS/TRIANGLE LANDS PLANNING AND HERITAGE ASSESSMENT REPORT. A final report by A.J. Diamond and Donald Schmitt for a land use and heritage conservation study of the Gooderham and Worts distillery complex in the Parliament and Mill Street area has produced principles for conserving the heritage building complex, integration of new development, planning and massing options for the provincially and federally historic designated site. The Planning and Development Department is preparing a planning strategy based on the Heritage Land Use Study, which will lead to Official Plan policies, a process broadly parallel to that used in the adjacent Ataratiri neighbourhood. The consultant's 200-page report is appended to the Planning staff report. [ITEM 17, PLANNER DEBORAH PORTE]

SUBJECT: GOODERHAM AND
WORTS LANDS
ACTION: RECEIVED AND
FORWARDED
TO COUNCIL

EVALUATION REPORT ON ZONING LEGISLATION INFORMATION SYSTEM. A report co-signed by five Commissioners (Management Services, Buildings and Inspections, Public Works and the Environment, City Solicitor, and Planning and Development) calls for a variety of computer and personnel changes to improve the Zoning Data File system, including a program for accessing text and mapped information for the public and other levels of government. The report also calls for changes to the Master Address File of the City's Central Property Register and the Index of Exceptions, computerization of Committee of Adjustment decisions, preparation of a graphic Zoning By-law handbook, and simplification of the Zoning By-law. A Corporate Data Resource Management Committee is also recommended. [ITEM

SUBJECT: ZONING
INFORMATION
SYSTEM
ACTION: ADOPTED

FUTURE OF CITY INDUSTRY STUDY. Cityplan '91 Background Report #22, "Future of City Industry Study" prepared by Hemson Consulting Ltd., concludes that "The City has a unique industrial base which requires different types of built space", with increasing demand for studio-type, non-manufacturing space, both in new and renovated buildings. The report divides the City's industry into three categories: Traditional Manufacturing (17,400 workers) generally incompatible with housing; smaller City-Oriented (17,200 workers) dominated by the fashion and film sectors; and relatively small scale highly cyclical Industries Serving the Service Sectors (12,300 workers). Future employment prospects are termed "quite good" due to slowed rates of decline in traditional manufacturing which will be "more than offset" by growth in the other two categories.

SUBJECT: FUTURE OF
CITY INDUSTRY
STUDY
ACTION: RECEIVED AND
FORWARDED
TO COUNCIL

Industrial employment is expected to grow to 56,000 workers by 2011 from the current 47,000, creating a demand for 8 - 10 million sq. ft. of new space. Not counting the Port Industrial Area, there is a conservative potential 17 million sq. ft. of industrial development sites, although supply and demand cannot be simply compared, as a full range of space must be available to provide a well-functioning marketplace. Redesignation to Residential, under one of the scenarios contained in the Study's Terms of Reference, would affect some 15,000 workers. Particularly at risk would be manufacturing employees, disproportionately represented in these areas. The report suggests that, if the City redesignates industrial land for housing, "patchwork redesignations" be avoided in favour of "specific, clearly defined areas for redesignation based on the number and types of industrial firms in the area that will be affected." Remaining industrial areas should be regarded as committed to industrial use for the next 20 years ("The perception of City intentions has an overriding impact on the action taken by all parties in the private market place involved in the development of industrial land."). [ITEM 2, PLANNER ED MIHALCIN]

INCLUSIONARY ZONING STUDY. The transmittal report for the Executive Summary of the "Inclusionary Zoning for Housing in the City of Toronto", prepared as part (not as yet numbered report) of the Cityplan '91 Background Review Series by Malone Given Parsons in association with Page & Steele Architects, jointly commissioned by the City and the Ministry of Housing, evaluates the inclusion of low and moderate income (up to the 60% percentile of family tenant income) housing components in market residential developments from the developers' point of view. The report considers economic feasibility and estimates the yield of non-market units. The study found limited opportunities to "dramatically lower the production cost" of an inclusionary unit. Short term profit reductions (inclusionary units would sell for \$80 - \$100 per sq. ft. less than market units) would be eventually offset by reduced land prices. Five to ten percent (10% - 15% in a rising market) of total units could be inclusionary "without seriously distorting development economics". Annual production of inclusionary units would be in the 200 - 300 dwelling units range - though not for about three years in view of the current condominium unit glut. Provincial enabling legislation would be required to give effect to the program. A Planning staff report will review cost-benefit prior to any further reporting on administrative and program issues. [ITEM 25, HEATHER URQUHART, HOUSING DEPT.]

SUBJECT: INCLUSIONARY
ZONING
ACTION: RECEIVED AND
FORWARDED
TO COUNCIL

CHANGES TO TYPE "G" LOADING REQUIREMENTS. Vertical height clearance for type "G" leading spaces will rise from 6.0 to 6.1 metres and a provision requiring a minimum 4.0 metre width for loading spaces with wall or fence enclosures will be added to the definition of "leading space - type G". [ITEM 19, PLANNER BRUCE McCORMICK]

SUBJECT: LOADING
REQUIREMENTS
ACTION: ADOPTED

PARKING FOR BANQUET HALL, 875 ST. CLAIR AVENUE WEST. The Commissioner of Buildings and Inspections and the City Solicitor will be requested to withhold legal action pending submission of information about leased parking for a banquet hall that has operated for the past 20 years. A prior submission showed discrepancies between a leased parking lot and the leasing arrangements, as well as design deficiencies. Fifty spaces (originally 70 spaces) must be provided within 300 metres of the banquet hall site. [ITEM 16, PLANNER PAULINA MIKICICH]

SUBJECT: PARKING FOR
BANQUET HALL
ACTION: ADOPTED

CONDOMINIUM REGISTRATION APPLICATIONS

The following condominium registrations (by Metro Toronto) have been recommended for approval: 254 Wellesley East, 10 residential units by numbered Ontario company [Item 3]; 2118 Queen East, 36 residential units by H.T.B. Developments Inc. [Item 4]

SUBJECT: CONDOMINIUM
REGISTRATION
APPLICATIONS

CENTRAL CORE OFFICE TRACKING REPORT

A total 7,119,988 m² of office stock (a 614 m² increase over the previous month) was built or under construction in buildings larger than 1,900 m² in the Toronto Central Core as of April 30, 1991. The Central Area Plan Review limit is seven million square metres. April highlights included: renaming of BCE Place Phase 2 from 26 Front West to 181 Bay; increased office space from 112,239 m² to 112,853 m², and notification that 525 University is ready for occupancy. [ITEM 1, PLANNER JANE CAUCHI]

SUBJECT: CENTRAL CORE
OFFICE TRACKING
REPORT

RECENT APPLICATIONS

The following OPA/ZBA applications were submitted between April 6 and May 15: 643 Eglinton West, 42 non-profit residences over an ambulance station; 5 - 9 Sultan, 13 residential unit addition; 38-1/2 Park Road, rezoning to permit administration office. The following development review applications were received between April 26 and May 15: 560 King West, two-storey rear addition; 44 Kensington Lane land conveyance; 793 Gerrard East, retail/residential; 305 Davenport, fourth storey front addition and four-storey rear addition; west portion of 1627 Danforth, 6th floor addition; 2227 Gerrard East, five-storey social housing building; 15 Grange Road, 3rd floor addition; 110 The Esplanade, seniors and assisted housing.

SUBJECT: RECENT
APPLICATIONS

HEMSON