

THE HEMSON PLANNING & DEVELOPMENT REPORT

Municipal planning decisions in the Toronto area

MAY 8, 1992

METRO

BUSINESS ACTIVITY DURING RECESSION DOCUMENTED. According to a Planning report, 4,800 businesses employing 24,000 people were started up in Metro between 1989 and 1990, while the comparable figures for 1990 - 1991 were 3,600 businesses employing 17,000 people. The number of businesses moving into Metro was the same for both periods (140) about half of which were offices, but the 1989 - 1990 figure was 1,800 employees, compared to 870 workers between 1990 and 1991. In 1989 - 1990, 5,800 businesses moved within Metro, while 2,700 businesses moved within Metro in 1990 - 1991. As for businesses moving out of Metro or going out of business, 3,100 established moved or ceased in 1989 - 1990, compared to 8,900 firms in 1990 - 1991. The data was inadequate to indicate the destinations of those firms which relocated outside Metro. [ECONOMIC DEVELOPMENT & PLANNING COMMITTEE, APRIL 27, ITEM 1]

SUBJECT: METRO
BUSINESS
ACTIVITY
SOURCE: STAFF REPORT

1990 OFFICE SPACE STATISTICS. According to a report on the 'Metro Facts' bulletin on 1990 office space and employment characteristics, based on buildings with at least 929 m², 85 per cent of the GTA's 13.1 million m² of office space was within Metro. Similarly, 84 per cent of the GTA's 7.4 million m² proposed or under construction office space was in Metro in 1990. Toronto's Central Area has 6.4 million m² office space with 2.9 million m² proposed. Designated Metropolitan Centres (e.g., North York and Scarborough City Centres, etc.) had 1.5 million m² of office space with 1.1 million m² proposed, while office parks in Metro had 1.2 million m² office space with 0.62 million m² proposed. Office workers in Metro in 1990 were 615,000 with an average floor space per worker of 25 m². [ECONOMIC DEVELOPMENT & PLANNING COMMITTEE, APRIL 27, ITEM 2]

SUBJECT: OFFICE SPACE
IN 1990
SOURCE: STAFF REPORT

DIRECT RAIL LINK FROM UNION STATION TO PEARSON INTERNATIONAL AIRPORT STUDIED. The Lester B. Pearson International Airport Area Transportation Study being jointly conducted by Transport Canada and the Ontario Ministry of Transportation will be completed behind schedule later this year. Phase 2 of the study will provide data on GO Rail direct route or spur off the Georgetown line, while the Eglinton West rapid transit line study is reviewing three access alternatives to the Airport. [ECONOMIC DEVELOPMENT & PLANNING COMMITTEE, APRIL 27, ITEM 3]

SUBJECT: PEARSON
AIRPORT LINK
SOURCE: STAFF REPORT

METRO TORONTO HIGH OCCUPANCY VEHICLE NETWORK STUDY. Transportation Commissioner Doug Floyd has recommended a three-stage 'Diamond Route' program for high (more than two people) occupancy vehicles. HOV lanes will be implemented within existing pavement widths on portions of Yonge Street (Bishop Avenue to Steeles Avenue), Allen Road/Dufferin Street (Transit Road to Finch Avenue), Dufferin Street (Bloor Street to Wilson Avenue), Eglinton Avenue (Weston Road to Kingston Road), Avenue Road, Kingston Road (Eglinton Avenue to Highway 2A), Pape Avenue and Overlea Boulevard (the latter between Danforth Avenue and Don Mills Road). HOV lanes will be considered on portions of the following streets under study for widening: Sheppard Avenue, Victoria Park Avenue, and the Gardiner Expressway in its entirety.

SUBJECT: HOV LANES
SOURCE: STAFF REPORT

A report will be prepared on Environmental Assessment Study costs and implementation timing for the balance of the HOV Phase 1 network for portions of Dufferin Street, Black Creek Drive, McCowan Road, Finch Avenue, Sheppard Avenue, and Eglinton Avenue as well as timing and costs of implementing a car/vanpool strategy, parking incentives, and a marketing strategy for HOV use. HOV use will have benefits for the environment as well as for reduced congestion, while in turn will improve TTC surface transit running times. Fines for traffic violations in the HOV will generally be quadrupled from current levels. Funding at the 75 per cent level will be sought from the Province, also that the Province consider HOV lanes on Provincial highways in the GTA. [TRANSPORTATION COMMITTEE, APRIL 30, ITEM 6]

COMMUNITY INVOLVEMENT CONSULTANT FOR KEELE VALLEY LANDFILL EXPANSION. Sally

SUBJECT: COMMUNITY
INVOLVEMENT
IN KEELE VALLEY
EXPANSION
SOURCE: STAFF REPORT

Leppard of the LURA Group has been retained at a cost not to exceed \$30,000 to chair the forthcoming Public Liaison Committee as part of the \$300,000 Community Involvement Program for expansion of the Keele Valley Landfill. A total of \$4.46 million has been authorized "to carry out the necessary investigations and prepare the required documentation to proceed with an application for a Certificate of Approval for the Expansion Project", according to the brief report from Works Commissioner Bob Ferguson. [WORKS COMMITTEE, APRIL 29, ITEM 3]

ETOBICOKE

REVISED LAKESHORE PSYCHIATRIC HOSPITAL MIXED USE REDEVELOPMENT DEFERRED FOR

USE: MIXED
APPLICANT: HUMBER COLLEGE
AND MINISTRY OF
GOVERNMENT
SERVICES
TYPE: OPA/ZBA

SECONDARY PLAN. Planning staff have recommended that an OPA/ZBA application by Humber College/Ministry of Government Services for a mixed use (residential, institutional, retail commercial, park) redevelopment of the Humber College Lakeshore Campus and the former Lakeshore Psychiatric Hospital not proceed until the Central/Western Lakeshore Secondary Plan is completed. The applicants are requested to contribute to the cost of the planning study (the Ministry of Government Services agreed to a \$50,000 contribution in 1990), whose terms of reference are included as further report recommendations. The 1989 application included 2,157 residential units, but the file was closed in December 1991, because planning and background reports were never submitted by the applicants. A revised application for 1,350 residential units was submitted in April. [PLANNING & DEVELOPMENT COMMITTEE, APRIL 22, CLAUSE 114]

NORTH YORK

ARTERIAL CORRIDOR STUDIES OF DUFFERIN STREET, LAWRENCE AVENUE AND MARLEE

SUBJECT: ARTERIAL
CORRIDOR
PLANNING
STUDIES
SOURCE: STAFF REPORT

AVENUE. A work program for arterial corridor planning studies of Dufferin Street between Lawrence and Wilson Avenues and Lawrence Avenue between Bathurst Street and Caledonia Road, and Marlee Avenue between Glen Park and the City limits will be carried out as case studies in the context of the planners' recently completed report titled 'The Urban Structure of North York and its Influence upon Future Growth'. The main concerns of the planning study will be mixed use development potential and density intensification. The schedule calls for working papers on issues and objectives by October, proposals in January 1993, and draft policies, development criteria, and design guidelines by March 1993. [PLANNING ADVISORY COMMITTEE, APRIL 22, ITEM 2]

NOTE: The April 22 Planning Advisory Committee agenda includes numerous public submissions on the draft Uptown Plan [ITEM 4] and the draft Central Finch Plan [ITEM 5].

YORK

COMPLETION OF RESIDENTIAL PARKING STUDY DELAYED. A brief report from Planning Commissioner Ed Sajecki indicates that consultant McCormick Rankin has encountered problems gaining permission to enter apartment buildings to carry out a parking survey for the City. As a result, the residential parking study will not be finished until this Summer. [LAND USE COMMITTEE, APRIL 16, ITEM C.2]

SUBJECT: PARKING STUDY
SOURCE: STAFF REPORT

MAYOR BROWN CALLS FOR MORE ECONOMIC DEVELOPMENT SEMINARS. A letter of transmittal for a report by Stephen Chait Consultants Ltd. from Mayor Fergy Brown calls for continuation of the City's "marketing and promotional products and initiatives". Mayor Brown suggests that Land Use Committee create a working committee to consider the consultant's recommendations as well as a broadened strategy to include development opportunities on commercial strips and promotion of the City's labour force "as a marketable resource of the City". [LAND USE COMMITTEE, APRIL 16, ITEM B.2]

SUBJECT: ECONOMIC
DEVELOPMENT
SOURCE: STAFF REPORT

EAST YORK

REVISED MAXIMUM BUILDING HEIGHT GUIDELINES. Revised maximum building height guidelines have been recommended as Official Plan amendments following Borough Council's April 21 directives. Mainstreets maximum building height will be four-storeys, and the 'landmark sites' modifier has been excluded for consideration in the Residential Intensification Study. The Special Re-Urbanization Sites category has been deleted, and the Urban Centres Sites category will be addressed in the forthcoming Leaside-Thomcliffe Park secondary plan report. Toronto East General Hospital will be excluded from the height guidelines. Building height throughout industrial areas will be five storeys. The Special Infill Sites category has been modified to state that new institutional buildings and institutional building additions will be limited to 13 metres. Infill residential and commercial development is limited to three storeys and nine metres. [PLANNING COMMITTEE, APRIL 27, ITEM PL2]

SUBJECT: BUILDING
HEIGHT OPA
SOURCE: OPA

SCARBOROUGH

REVISED ASSISTED FAMILY HOUSING AND SERVICES STUDY. A report sent back by Council on April 1 has been revised to recommend a call for proposals for a \$30,000 study. The main thrust of the study will be to determine whether assisted family needs and consumption patterns of services differ from other families. The revised study will not identify areas which could accept more assisted family housing. [PLANNING COMMITTEE, APRIL 30, ITEM 9]

SUBJECT: ASSISTED
HOUSING
SERVICE NEEDS
SOURCE: STAFF REPORT

INTERIM CONTROL BY-LAW AT KINGSTON ROAD AND SHEPPARD AVENUE EXTENDED. The interim control by-law for the northwest corner of Kingston Road and Sheppard Avenue will be extended for an additional 12 month period. Mallpaks Development Co. Ltd. proposes an office/retail centre, while Imperial Oil Ltd. proposes a restaurant, car wash, and gas bar. [PLANNING COMMITTEE, APRIL 30, ITEM 10]

SUBJECT: KINGSTON/
SHEPPARD
INTERIM CONTROL
SOURCE: STAFF REPORT

RETAIL USE OF INDUSTRIAL BUILDING RECOMMENDED AT 65 WICKWIRE GATE AGAINST. A request for direction report recommends refusal of Owen's City Mattress Warehouse's request to allow 35 per cent of four units of a multi-unit industrial building to be used for retail sales. The Official Plan does not permit retail activity in the interior portions of industrial parks. [PLANNING COMMITTEE, APRIL 30, ITEM 15]

USE: RETAIL
TYPE: REZONING

HALTON REGION**BURLINGTON****PALETTA PROPOSES DISTRICT CENTRE AT SOUTHEAST CORNER OF UPPER MIDDLE ROAD AND APPLEBY LINE.**

USE:	MIXED
APPLICANT:	PALETTA INTERNATIONAL CORP.
TYPE:	OPA/ZBA

Paletta International Corp. has applied for OPA/ZBA approval for a District Centre (commercial, medical offices, library, community centre) on 15.98 ha. The Planning staff report recommends that the revised application be processed, with the applicant to bear all staff costs. Planning staff will report to the May 8 Committee meeting regarding the potential for avoiding an impending OMB hearing on OPA 163 (Walker Community District Centre) and OPA 167 (Retail Strategy for Northeast Burlington). [PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM P104-92]

APPROVAL RECOMMENDED FOR GROVETREE'S RESIDENTIAL REZONING ON GHENT AVENUE EAST OF BRANT.

USE:	RESIDENTIAL
APPLICANT:	GROVETREE HOMES
TYPE:	REZONING

Approval has been recommended for the rezoning application by Grovettree Homes (consultant Pirie & Associates Ltd.) to remove the 'T' from the T-RL3 zoning for a triplex and fourplex cluster development on a 1.49 ha site. All 14 two-bedroom and 42 three-bedroom units will be two-storey plus basement garage. [PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM P102-92]

OAKVILLE**BAILLIE SUBDIVISION AT 1110 - 1124 LAKESHORE ROAD WEST.**

USE:	RESIDENTIAL
APPLICANT:	BAILLIE, ET AL
TYPE:	REZONING & SUBDIVISION

Approval has been recommended for the Baillie et al rezoning/subdivision application for 29 lots on 12.3 ha. between Lake Shore Road and the Lake Ontario shoreline. Lakefront (bluffs, shingle beach) and valley lands in four blocks will become public, and four water lots totalling 3.2 ha will be conveyed to the Province. [COUNCIL/PLANNING & DEVELOPMENT, APRIL 27, ITEM F.2]

GRANNY FLAT TEMPORARY PERMIT AT 52 KERR STREET.

USE:	RESIDENTIAL
APPLICANT:	S & J MACDONALD
TYPE:	REZONING

A Planning report recommends that S. and J. MacDonald's rezoning application for a secondary structure be approved as well as a development agreement which assures removal of the structure when no longer required. The development agreement must identify the parent who will occupy the unit. The three-year temporary use permit may be extended as needed. [COUNCIL/PLANNING & DEVELOPMENT, APRIL 27, ITEM F.1]

PEEL REGION**MISSISSAUGA****OFFICIAL PLAN REVIEW PROCEDURE.**

SUBJECT:	OFFICIAL PLAN REVIEW
SOURCE:	STAFF REPORT

A series of background strategy papers (housing, office commercial, city structure, retail commercial, heritage, institutional and community services, urban design) have been completed in 1988 as Phase 1 of the City's Official Plan review. Phase 2 will be the preparation of a draft Official Plan, while Phase 3 constitutes public participation, and Phase 4 the completion of the final Official Plan and submission to the Minister of Municipal Affairs [ITEM 5]. A related report [ITEM 6] indicates that the industrial strategy report component of Phase 1 has been completed and is available on request. [COMMUNITY PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEMS 5, 6]

FINAL DRAFT WATERFRONT PLAN. The final draft of the Mississauga Waterfront Plan was presented at a public hearing at the Community Planning and Development Committee. Since the draft plan was released in June 1990, 22 prior formal public meetings have been held. [COMMUNITY PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM 4]

SUBJECT:	WATERFRONT PLAN
SOURCE:	STAFF REPORT

1991 RESIDENTIAL DEVELOPMENT STATUS REPORT. The annual status report on residential development for 1991 shows considerable improvement from the previous year. Residential building permits were up by 94 per cent, and housing starts are up 88 per cent, compared to 2.4 per cent for the Greater Toronto Area. Housing prices were down, the average \$191,626 price being 11 per cent lower than the 1990 average, while the average three-year mortgage rate was also down 20 per cent from the previous year. Residential resales were also down by 27 per cent. Rental vacancy rate was up slightly, from 2.2 per cent in October 1990 to 2.8 per cent a year later. The number of assisted rental housing starts increased from 575 units in 1990 to 852 units in 1991. Mississauga presently has a 14 year supply of residentially designated land. [COMMUNITY PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM 7]

SUBJECT:	RESIDENTIAL DEVELOPMENT
SOURCE:	STAFF REPORT

1991 INDUSTRIAL DEVELOPMENT STATUS REPORT. The value of new industrial development was down 65.6 per cent from the 1990, as only 24 industrial building permits worth \$127 million were issued for development on 43 ha. In 1990, 101 industrial building permits worth \$307 million were issued. The City's industrial land inventory as of December 1991 included 4,413 ha of existing industry (406 ha heavy, 2,515 ha general, 1,074 ha prestige, 418 ha mixed industrial-commercial). As well, there were 1,249 ha of committed industrial land (109 ha heavy, 367 ha general, 681 ha prestige, 92 ha mixed industrial-commercial). Current applications and industrial designations in the Official Plan represent a potential for 144 ha heavy, 649 ha general, 1,161 ha prestige, and 177 ha mixed industrial-commercial development. [COMMUNITY PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM 8]

SUBJECT:	INDUSTRIAL DEVELOPMENT
SOURCE:	STAFF REPORT

LABOURERS' LOCAL 183 NON-PROFIT HOMES INC. SITE PLAN AT 1455 - 1475 BRISTOL ROAD WEST. As required by a 1991 Council resolution that all social housing site plan applications be referred to the Community Planning and Development Committee, a site on the northeast corner of Creditview Road and Bristol Road West will include a six-storey apartment building with 121 units with 168 parking spaces, 69 two-storey townhouse units with 165 parking spaces, and a 255 m² community centre. [COMMUNITY PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM 10]

USE:	RESIDENTIAL
APPLICANT:	LABOURERS' LOCAL 183 NON-PROFIT HOMES INC.
TYPE:	SITE PLAN

CAPOBIANCO RESIDENTIAL DEVELOPMENT ON NORTHWEST CORNER OF ORLEANS ROAD AND WINSTON CHURCHILL BOULEVARD. A. and L. Capobianco (consultant Glen Schnarr and Associates) has applied to rezone and subdivide 1.92 ha into 29 single detached and two reserve blocks. The site was in the Town of Oakville prior to Mississauga's incorporation in 1974. [COMMUNITY PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM 12]

USE:	RESIDENTIAL
APPLICANT:	A & L. CAPOBIANCO
TYPE:	REZONING & SUBDIVISION

SENIORS HOUSING DEVELOPMENT AT 1498 LAKESHORE ROAD WEST. Kerr Realty Corporation has applied for a rezoning to permit a 48-unit, two-storey seniors-oriented building, a downzoning of both permitted units and height. The site, which backs onto Turtle Creek, is occupied by former Fire Hall #3. [COMMUNITY PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM 13]

USE:	RESIDENTIAL
APPLICANT:	KERR REALTY CORPORATION
TYPE:	REZONING

BRAMPTON

KERBEL TOWNHOUSES ON NOTRE DAME AVENUE EAST OF KENNEDY ROAD NORTH. The Kerbel Group has applied for OPA/ZBA approval to develop ten rental or condo townhouses on 0.32 ha with five visitor parking spaces. The applicant had applied for office development on the site in 1989, and approval was granted by Council in 1990 despite Planning staff objections. The applicant indicated that commercial development was no longer viable in 1991. [PLANNING COMMITTEE, APRIL 21, ITEM E3]

USE: RESIDENTIAL
APPLICANT: KERBEL GROUP
TYPE: OPA/ZBA

INDUSTRIAL SUBDIVISION/REZONING ON EAST SIDE OF GOREWAY DRIVE. A numbered Ontario company has applied for subdivision (by Peel Region) and rezoning approval of 2.37 ha for one prestige industrial block between Goreway Drive and a future extension of Deerhurst Drive and one industrial block with outside storage on future Deerhurst Drive. The proposal is an extension of the industrial subdivision which abuts the parcel on the north. [PLANNING COMMITTEE, APRIL 21, ITEM E1]

USE: INDUSTRIAL
TYPE: REZONING & SUBDIVISION

YORK REGION**MARKHAM**

THORNMARK AMENDMENT TO PARKWAY BELT WEST PLAN. Thornmark Capital Corporation and M. Teubner have applied to amend the Parkway Belt West Plan regarding increased floor area ratio from 40 per cent to 100 per cent and building height from four to eight storeys. The amendments, which are supported in the Planning report, would apply to all lands in the southeast and southwest quadrants of Highway 7, and Leslie Street affected by OPA #49 and Planning District 21-1. The lands were owned by the applicant when the application was initiated in 1987, but a number of sites have been sold in the interim, the most prominent being Digital Computer, who are considering their site for their Canadian headquarters (with Olympia and York) near the intersections of Highway 404 and future Highway 407. The main traffic problem addressed by consultants M.M. Dillon Ltd. is the congestion at the Highway 7-East Beaver Creek Drive, opposite Commerce Valley Drive. The traffic study can justify development up to 70 per cent FAR, equivalent to 515,332 m² office space. Richmond Hill and Markham have approved in principle a peak hour shuttle bus service in the Commerce Valley Drive-Beaver Creek Road area. [PLANNING COMMITTEE, APRIL 21, ITEM 1]

USE: COMMERCIAL/
INDUSTRIAL
APPLICANT: THORNMARK
CAPITAL
CORPORATION
AND
M. TEUBNER
TYPE: PARKWAY BELT
WEST PLAN
AMENDMENT

TWO RESIDENTIAL DEVELOPMENT PROPOSALS ON NORTH SIDE OF HIGHWAY 7 EAST OF WARDEN AVENUE. Village Parkway Lands (Lee Developments) and a numbered Ontario company (Treasureland Development Ltd.) have applied for OPA/ZBA approval for medium and high density residential development in the northeast and northwest quadrants of Highway 7 and Village Parkway. The area of the two applications is 5.9 ha. Other lands north of the two parcels are proposed by both applicants for low density residential development. The Planning report recommends scheduling a public meeting once the Engineering Department has approved the results of a traffic impact study. Treasureland proposes 167 condo units in three buildings as well as 49 townhouse units and a shared recreation facility in the northeast quadrant, while Lee Developments is proposing 176 condo units in three buildings plus 50 townhouse units in the northwest quadrant. Both applications will be judged by a design study prepared by Dunlop Farrow Inc. [PLANNING COMMITTEE, APRIL 21, ITEM 6]

USE: RESIDENTIAL
APPLICANT: VILLAGE
PARKWAY
LANDS ET AL
TYPE: OPA/ZBA

MONARCH CONSTRUCTION PROPOSAL FOR DENSITY INCREASE IN SOUTHWEST QUADRANT OF CARLTON ROAD AND McCOWAN ROAD.

USE: RESIDENTIAL
APPLICANT: MONARCH
 CONSTRUCTION
 LTD.
TYPE: OPA/ZBA

Monarch Construction Ltd. has applied for secondary plan and zoning amendments to raise the maximum permitted density for townhouses from 87 to 120 units and apartment units from 389 to 395 units. The park space requirement for the increased density will be in the form of cash in lieu. The 515 unit development includes 120 townhouses and stacked townhouses as well as 395 apartment units, all condos. Height increases sought include 10.5 metres to 16 metres for the townhouses and ten to twelve storeys (on the McCowan Road frontage, six storeys in the centre of the parcel) for the apartment buildings. The area affected is 6.89 ha. [PLANNING COMMITTEE, APRIL 21, ITEM 9]

PRUDENTIAL ASSURANCE PHASED DEVELOPMENT ON NORTHEAST CORNER OF ALLSTATE PARKWAY AND HIGHWAY 7.

USE: COMMERCIAL -
 INDUSTRIAL
APPLICANT: PRUDENTIAL
 ASSURANCE CO.
TYPE: REZONING

Prudential Assurance Co. Ltd. has applied for a rezoning of a 9.16 ha parcel currently occupied by the GEAC building to facilitate the phasing "for a number of commercial-industrial uses on the overall parcel", according to the Planning report. A public meeting on the application will be scheduled shortly. [PLANNING COMMITTEE, APRIL 21, ITEM 11]

PRICE CLUB SITE PLAN APPLICATION ON NORTHEAST CORNER OF SIXTEENTH AVENUE AND WOODBINE AVENUE.

USE: RETAIL
APPLICANT: PRICE CLUB
 CANADA INC.
TYPE: SITE PLAN

Price Club Canada Inc. (designer A. Baldassarra Architect Inc.) has applied for site plan approval of a 11,686 m² membership retail facility and a 1,527 m² multi-tenant retail building. Parking includes 848 spaces, a 134 space surplus over by-law requirements. [PLANNING COMMITTEE, APRIL 21, ITEM 7]

RICHMOND HILL

VECHIARELLI, KRUGER COMMERCIAL PROPOSALS OPPOSED AT 17 AND 21 TRENCH STREET.

USE: RETAIL
APPLICANT: GUILIO
 VECHIARELLI AND
 WALTER KRUGER
TYPE: OPA/ZBA

A Planning report recommends refusal of Guilio Vechiarelli's OPA/ZBA application for a Neighbourhood Commercial designation at 21 Trench St. (ITEM 3,A). The site fails the OP locational requirement for neighbourhood commercial use, which must be on Yonge Street or at a Yonge Street intersection. An almost identical application by Walter Kruger for 17 Trench St. has received a refusal recommendation for the same reason. [COUNCIL/PLANNING ACT, APRIL 22, ITEM 3,A AND 3,B]

SITE PLAN LETTERS OF CREDIT RETURNED FOR 68 LEEK CRESCENT.

SUBJECT: SITE PLAN
 AGREEMENT
 DE-REGISTRATION

Baif Developments Ltd. have applied for the return of letters of credit worth \$86,460 for a site plan agreement for 68 Leek Crescent in the southwest quadrant of Sixteenth Avenue and Highway 404. The agreement itself will be de-registered. [PLANNING COMMITTEE OF THE WHOLE, APRIL 23, ITEM F.2]

DURHAM REGION

NEO-TRADITIONAL DESIGN.

SUBJECT: NEO-TRADITIONAL
 PLANNING
SOURCE: STAFF REPORT

A Planning report accompanying a video presentation by American architect-planner Andres Duany indicates that many municipalities in North America are returning to their roots, planning based on the original grid system of roads without emphasis on hierarchies of movement systems. By harking back to the era of horse-drawn vehicles, urban form becomes pedestrian oriented, compact in character, and finer grain in scale of development, the opposite of the so-called Contemporary (postwar auto-dominated) Design approach. The Planning report notes the compatibility of the Neo-Traditional Design approach with both the Durham Region OP and the thrust of current GTA-level planning activity. [PLANNING COMMITTEE, APRIL 21, ITEM 92-P-61]

SLIGHT DECREASE FOR PLANNING DEPARTMENT 1992 BUDGET. The Planning Department budget for 1992 will be 5.1 per cent less than in 1991 (1.3% less when revenues are taken into account), a reduction in expenditure from \$3,029,860 to \$2,874,177. Just under \$2.5 million will be spent on staff salaries and benefits. [PLANNING COMMITTEE, APRIL 21, ITEM 92-P-63]

SUBJECT: PLANNING
REPORT
BACKGROUND
SOURCE: STAFF REPORT

NEWCASTLE ESTATE RESIDENTIAL DEVELOPMENT OPPOSED. An OPA application by Victor Coscarella to permit nine (originally) 12 estate residential lots ranging in area from 0.5 ha to 1.3 ha on a 9 ha parcel on the west side of Courtice Road north of Pebblestone Road has been recommended for refusal. The area is currently designated Major Open Space Area with an indication of hazard lands in the Regional OP. Newcastle Town Council passed a resolution opposing the application in 1989, partly due to development impact on the Farewell Creek floodplain area as well as concern about the concentration of estate residential development elsewhere in the Courtice area. [PLANNING COMMITTEE, APRIL 21, ITEM 89-114]

USE: RESIDENTIAL
APPLICANT: VICTOR
COSCARELLA
TYPE: OPA

PICKERING

MIXED USE DEVELOPMENT ON HIGHWAY 2 AT STEEPLE HILL. Approval has been recommended by a numbered Ontario company's OPA/ZBA application for neighbourhood commercial and 46 townhouses on the northeast corner of Highway 2 and Steeple Hill. According to the Planning report, the commercial component is "a scaled down version of the type of commercial development currently permitted on the site", while the townhouses reflect "the changing housing needs in the Town". The zoning for the 1,250 m² commercial component will be more restrictive than that of a neighbourhood commercial centre. The Planning report also invites Council to carry out an urban design and land use study of the intersection regarding further intensification possibilities. The site is 1.71 ha. Project designer is Fliess Gates McGowan Easton Architects. [EXECUTIVE COMMITTEE, APRIL 27, ITEM (IV)1]

USE: RETIAL AND
RESIDENTIAL
TYPE: OPA/ZBA

WHITBY

ERIN MILLS DEVELOPMENT REVISED IN NORTHWEST QUADRANT OF ROSSLAND ROAD WEST AND COCHRANE STREET. Planning staff will report further on the outcome of a public meeting was held on the Erin Mills Development Corporation's rezoning and subdivision application for 1,596 units. The unit breakdown consists of 992 single detached, 282 semi-detached, 151 multiple family, 43 mixed use, and 128 apartment units. The Planning report indicates that the revised plan of subdivision addresses a wide range of development and environmental concerns. [PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM 68-92]

USE: RESIDENTIAL
APPLICANT: ERIN MILLS
DEVELOPMENT
CORPORATION
TYPE: REZONING &
SUBDIVISION

GRAND OAK GROUP SITE PLAN APPLICATION ON NORTHEAST CORNER OF BROCK STREET NORTH AND WALLACE DRIVE. Approval has been recommended for the 128 condo apartment units (5 blocks with 18 units apiece, 2 blocks with 19 units each). The development will have a community building and pool, also 192 parking spaces. [PLANNING & DEVELOPMENT COMMITTEE, APRIL 21, ITEM 70-92]

USE: RESIDENTIAL
APPLICANT: GRAND OAK
GROUP
TYPE: REZONING

HEMSON