
HEMSON Toronto Land Use Report

Proceedings of the Toronto Land Use Committee

OCT 19, 1995

DEPUTATIONS

MAYOR'S PROPOSAL SUPPORTED TO ABOLISH LAND USE CONTROLS IN TWO PILOT AREAS, KING-SPADINA AND KING-PARLIAMENT PART II PLANNING AREAS.

SUBJECT: KING-SPADINA/
KING-PARLIAMENT
PART II PLANNING
AREAS

Councillor John Adams likened Mayor Barbara Hall's proposal to delete land uses from zoning in the King-Spadina and King-Parliament Part II planning areas as significant as former Mayor David Crombie's 45-foot holding by-law in the Central Area in the early 1970s. Councillor Michael Walker termed the proposal a disaster ("we're throwing away zoning...the planning principles we have aren't worth the paper they're written on"). Local ward Councillor Pam McConnell described the King-Parliament area as the dying birthplace of the City before placing motions to adopt the Mayor's initiative that will produce a detailed implementation report on both pilot areas for the Land Use Committee's first January meeting. Local ward Councillor Dan Leckie had difficulty containing his upset at being upstaged in his efforts to co-ordinate the completion of the King-Spadina Part II Official Plan. After receiving assurance from Deputy Planning Commissioner Paul Bedford that the pilot project will be dovetailed into the King-Spadina Part II OP review and making a spirited defense of the garment industry, Councillor Leckie put forward amendments calling for analysis of existing jobs, analysis of local community services, preparation of several options (i.e., to modify or relax in addition to dropping use designations), and analysis of the viability of the garment industry.

Mayor Hall said her pilot project proposal was prompted by high vacancy rates in the inner industrial areas that put historic buildings at risk of demolition, and by continuing complaints from development industry and design professionals that the City's development application process is time consuming and discourages development initiatives by all the very largest investors. Mayor Hall said the pilot project will focus on built form, on "how new things relate to things [that are currently there] rather than use and density." The initiative will "send out a strong message in a limited area," may be applied elsewhere, but would not be implemented Citywide, the latter in response to Councillor Walker who, among other things, called for an industrial strategy covering the Central and East Bayfronts as well as Ataratiri in the King-Parliament area.

The Mayor's brief [ITEM D] says that the City's "regulations and processes are no longer serving the City in the way they were intended" and that removal of use restrictions in favour of built form controls would facilitate mixed use development, largely housing, in the revitalization of the inner industrial areas. Mayor Hall also referred to the Planning report [ITEM D(1)] that calls for a new planning direction and typology that she refers to as "the three distinct lenses." This conceptual framework describes three ways to understand the city: 1) Stable Areas (i.e. residential, natural and open space areas); 2) Reinvestment Areas (i.e. King-Spadina, King-Parliament); and 3) Green/Brown Field Areas (i.e. Railway Lands, Ataratiri, Greenwood).

Two hours of deputations indicated strong support and indeed excitement about the proposed initiative to abolish use restrictions in the pilot areas. Deputants included Bill Ballard, Robert Kearns, and Charles Cutts on behalf of the Toronto Entertainment District Association, architects Jerome Markson, David Oleson, Carson Woods, Ernest Annau, Michael Kirkland, Barry Sampson, Sol Wassermuhl, Steve Steinowicz, Larry Saltsman and David Jackson of the King/Spadina Business Group, Scott Burns on behalf of UDI, planning consultant Ted Davidson, realtors Ivan Fleishmann Hunter Milborne, Frederick Brownridge, Mark Noskiewiz on behalf of CIPREC, economist Garry Stamm, and a representative of lawyer Steve Diamond. Tom Abrahams urged that the garment industry is undergoing a transformation, not ruination.

With the exception of Larry Saltsman who received questions from Mayor Hall and Councillor John Adams as well as Councillor Michael Walker, only Councillor Walker had any questions of the deputants. All motions carried with the exception of Councillor Steve Ellis' request for a Planning report on other parts of the City that might benefit from abolition of use designation controls. [ITEM D]

STALLED CITYHOME DEVELOPMENT SITE TO BECOME INTERIM PARK, 907 WOODBINE AV-

USE:	SOCIAL HOUSING
TYPE:	OPA/ZBA/ SITE PLAN
ACTION:	RESCINDED

ENUE. Draft by-laws to rescind 1992 OPA/ZBA/site plan approvals for a 33-unit cityhome housing development south of The Danforth may generate a park for the Oakcrest neighbourhood. Wendy Arnett of the recently formed Oakcrest Park Residents' Association pointed out that, aside from the foundations of half a dozen demolished, the combined back gardens are reverting to their natural state while providing informal sports fields for neighbourhood children. She said area residents would be prepared to work with City departments to clean up the property that is currently fenced off (though regularly trespassed). Councillor Ellis moved that Housing and Parks and Recreation investigate opening the rear yards to community recreational use as an interim measure with a view toward creating a permanent park. Housing staff suggested the action could affect Council's suit against the province regarding termination of social housing project funding, and Deputy City Solicitor John Paton said he would report directly to Council on the matter.

In response to Councillor McConnell's report request on all 15 affected Cityhome sites instead of considering one site at a time, Housing staff advised that an interdepartmental team is currently preparing a report on best uses for the City-owned sites. Councillor McConnell then moved to defer consideration pending receipt of the report at Land Use Committee. Councillor Ellis then divided his motion, separating the interim from permanent park potential for the 907 Woodbine Avenue site while noting that the site has the advantage of not being contaminated by industrial use. Councillor Walker applauded the local community's offer to help clean up the site, suggested the demolished building foundations be filled, graded, and covered with topsoil at nominal cost, and advised against leaving the site fallow in hope of housing allocations "sometime in the future." Councillor Walker also asked that the interdepartmental report on the Cityhome sites be forwarded to the Neighbourhoods Committee. In response to Councillor Kay Gardner, Deputy City Solicitor Paton said there could be a risk of liability from volunteer activities on City property. [ITEM A]

SIGN BY-LAW AMENDED TO PROHIBIT NEW THIRD PARTY ILLUMINATED SIGNS ON MERTON

SUBJECT:	ILLUMINATED SIGNS
ACTION:	ADOPTED

STREET. In response to complaints from tenants of a seniors housing development and partly in view of the transition toward residential development, the Sign By-law will be amended to prohibit third-party illuminated ground or pedestal signs on Merton Street by motion of local ward Councillor Walker. Deputant Sid Catelano of Gould Outdoor Advertising said he had met with concerned seniors regarding his firm's signs and had worked out a mutually acceptable 9:00 p.m. compromise on hours of illumination. Mr. Catelano suggested that the worst offending sign was a first-party wall sign, and Councillor Walker regretted the absence of any reference to first-party signs in the proposed amendment. In response to Councillor Adams, Planning staff said a forthcoming comprehensive report on signs will address various types of illumination. [ITEM C]

PAYMENT-IN-LIEU OF PARKING AT 568 BLOOR STREET WEST. At the request of local ward Councillor

SUBJECT:	PAYMENT-IN- LIEU OF PARKING
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Adams, who wants to hold a local meeting in the interim, a recommended approval was referred back to Land Use Committee by Council in late September. Proposed payment-in-lieu for five parking spaces is approximately \$49,700. [ITEM B]

COMMUNICATIONS

SITE PLAN APPLICATIONS

GREENWOOD RACETRACK TELETHEATRE APPLICATION, 1669 QUEEN STREET EAST.

USE:	MIXED
TYPE:	SITE PLAN
ACTION:	RECEIVED

A brief Planning report notes that Metrus Corp., on behalf of EMM Financial Corp., has submitted a site plan application for three buildings: one a teletheatre, the others for mixed commercial/residential in the northwest corner of the Greenwood Racetrack lands. Deputy Planning Commissioner Paul Bedford reported that an OPA/ZBA for the racetrack property has recently been submitted. [ITEM 3]

PRELIMINARY REPORTS

CHURCH DORMITORY AND SEMINARY ADDITIONS, 130 GERRARD STREET EAST/337 JARVIS STREET/12-18 HORTICULTURAL AVENUE.

USE:	INSTITUTIONAL
TYPE:	OPA/ZBA
ACTION:	ADOPTED

Toronto Baptist Seminary and the Trustees of the Jarvis Street Baptist Church have applied for OPA/ZBA approval for a seven-storey building located north of the existing church. The addition will contain 24 dormitory units as well as seminary classrooms next to Allan Gardens. Designer is F.J. Reinders & Associates. Proposed density is 2.49 times. The Planning report refers the application to the Planning Advisory Committee to hold a public meeting and requests submission of additional information. The application is a Cityplan OMB appeal. Local ward Councillor Kyle Rae asked that the report be distributed to local ratepayer, tenant, and condo associations. [ITEM 4]

RESIDENTIAL PROPOSAL, 40-58A (PART) HOOK AVENUE.

USE:	RESIDENTIAL
TYPE:	ZBA
ACTION:	ADOPTED

Bettencourt Designs Ltd. has applied on behalf of Indian Grove Developments Inc. for a ZBA approval to develop 27 d.u. (24 semis, three detached units). The proposal would displace much of "the last large industrial site in the area" (two industrial buildings would remain) in the northeast quadrant of Dundas Street West and Keele Street. The 5,765 m² site would have a vacant food processing factory demolished. A local area public meeting will be held by Planning staff. [ITEM 5]

PLACE OF ASSEMBLY, 1799 ST. CLAIR AVENUE WEST.

USE:	COMMERCIAL
TYPE:	OPA/ZBA
ACTION:	ADOPTED

A numbered Ontario company (designer Leo Venchiarutti Architect) has applied for OPA/ZBA approval to demolish a steel fabrication plant for replacement by a bingo hall. Planning issues include parking demand. The 10,340 m² site abuts the CN/CP tracks in the southwest quadrant (but excludes frontage properties) of St. Clair Avenue West and Weston Road. The ZBA is from I3 to IC "to allow for a broader range of commercial uses." A public meeting will be held by the Planning Advisory Committee. [ITEM 6]

SIX SEMI-DETACHED HOUSES, 21 PRESCOTT AVENUE.

USE:	RESIDENTIAL
TYPE:	ZBA
ACTION:	ADOPTED

Bettencourt Designs Ltd. has applied on behalf of Fernanda Lopes for ZBA approval to develop six residential semis to replace an industrial building close to the CN tracks just north of St. Clair Avenue West. Proposed density is 0.70 times. The 1,424 m² site is at the southeast corner of Prescott Avenue and East Avenue. Planning staff will hold a local area public meeting. [ITEM 7]

SIGN BY-LAW VARIANCE APPLICATIONS

THE FOLLOWING APPLICATIONS FOR VARIANCES TO THE SIGN BY-LAW HAVE BEEN RECOMMENDED FOR APPROVAL: 379 Adelaide Street West — maintain illuminated fascia sign [ITEM 8]; 525 Richmond Street West — illuminated single face roof sign [ITEM 9]; 349 Queen Street West — two added projecting banner signs; [ITEM 10].

OMB APPEALS, CORRESPONDENCE

A Planning report recommends a settlement of an OMB OPA/ZBA deferral and appeal for 26 Shuter Street/209 Victoria Street for a mixed use residential/commercial building or a commercial building with an accessory parking garage. Total floor area is limited to 14,720 m². The 2,103 m² site is at the northwest corner of the Victoria Street-Shuter Street intersection. The settlement includes a density reduction from 8.57 to 7.0 times. [ITEM 1]. The following notices of OMB appeals have been received: I3 and IC Districts in the area bounded by Keele Street, St. Clair Avenue West, Old Weston Road/Miller Street, and CP tracks [ITEM 11]; 80 St. Clair Avenue East [ITEM 12]; 113-124 Dupont Street — Committee of Adjustment variance refusal for fifth and sixth-storey additions [ITEM 17]. The following notices of OMB decisions were received: 400 Front Street West — settlement approved [ITEM 13]; 25 Old Bridle Path — Ontario Hydro subdivision plan and related OPA/ZBA refused (Ontario Hydro is seeking leave for judicial appeal) [ITEM 15]. A letter from Councillor Adams asks that city staff appear at an OMB hearing on a Committee of Adjustment variance refusal to permit maintenance of a law office in a residence at 41-43 Rosedale Road. [ITEM 18]

RECENT APPLICATIONS

THE FOLLOWING APPLICATIONS HAVE BEEN RECEIVED BETWEEN SEPTEMBER 7 AND OCTOBER 3.

SITE PLAN APPLICATIONS: 1010 Bloor Street West — lane widening conveyance; 825 Eglinton Avenue West — retail building with parking; 196 Major Street — two semi-detached residences; 1669 Queen Street East — retail/commercial building (see Communications Item 3);

OFFICIAL PLAN/REZONING APPLICATION: 109 Chandos Avenue — three townhouses;

SIGN BY-LAW VARIANCES: 790 Bay Street — illuminated fascia sign; 44 Charles Street West — two sets of logo signs; 1 Dundas Street East — illuminated roof sign; 55 Harbord Street — illuminated third party sign, illuminated roof sign; 40 Murray Street — illuminated ground sign; 522 University Avenue — illuminated fascia sign; 173 Woodbine Avenue — illuminated electronic fascia sign; 2245 Yonge Street — illuminated fascia sign.

The reader is cautioned that, unless otherwise noted, staff recommendations reported on in this land use newsletter may not represent the actions taken by a Committee of Council or subsequently by Council itself. To confirm Council actions, please contact the municipality's Clerk's Office.

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