

Secondary plan recommended for downtown wards

## CORE GROWTH

By Geordie Gordon

Toronto's core grew by an estimated 40,000 to 45,000 people over the past four years, with the downtown expected to be a magnet for new residents and commerce in the decade ahead.

To manage the expected growth and the infrastructure demands that go with it, city staff have recommended the development of an over-arching secondary plan to clarify city policy and practices in the downtown area that encompasses Ward 20 Trinity-Spadina, Ward 27 Toronto Centre-Rosedale, and Ward 28 Toronto Centre-Rosedale.

The recommendation is one of 12 in a new city staff report on phase one of TOcore, the three-year City Planning initiative that aims to respond to rapid growth in Toronto's downtown and the physical and social infrastructure required to support intensification.

Ward 27 councillor **Kristyn Wong-Tam** says that need for a study such as TOcore has been apparent to her and her downtown colleagues for some time. She supports the recommendation for a comprehensive plan that, ideally, would provide greater coherency on sensitive topics such as building height and the provision of services and infrastructure in downtown neighbourhoods.

She asks: "How do we grow a city that is going to be sustainable, welcome the density that is slated for the high-growth transit areas as prescribed in the places to grow

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Revitalizing distressed commercial areas

## RETAIL RELIEF

By Leah Wong

With changing habits of consumers and shifts in demographics across communities in Toronto, there are a number of retail strips that are struggling to survive. City council is considering a pilot program to promote economic revitalization in these under-achieving areas.

Next week council will vote on whether or not to support the launch of a new pilot program that seeks to revitalize distressed retail areas by offering organizational and financial support to start new BIAs. Distressed retail areas typically have high storefront turnover and vacancies and suffer stigma as perceived high-crime areas.

If approved, the pilot would focus on two neighbourhood improvement areas in suburban areas of the city, with support for the development of successful, self-sufficient business improvement areas as vehicles for renewal.

"We have a very successful model for revitalizing the main streets—the business improvement area model. However in some areas it has been very difficult to establish BIAs, particularly in distressed areas where there are large vacancies," Toronto's BIA Office manager **Mike Major** told *NRU*. "The goal is to build capacity within those retail areas so that they can be successful BIAs."

The pilot areas have yet to be chosen but they will be located in designated neighbourhood

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Bringing Life To Land.



FORMERLY METRUS DEVELOPMENT

## UPCOMING DATES

### NOVEMBER 3

**Council**, 9:30 a.m., council chamber

**Design Review Panel**, 12:00-5:30 p.m., committee room 2

### NOVEMBER 4

**Council**, 9:30 a.m., council chamber

### NOVEMBER 9

**Government Management Committee**, 9:30 a.m., committee room 1

### NOVEMBER 10

**Etobicoke York Community Council**, 1:30 p.m., council chamber, Etobicoke Civic Centre

**North York Community Council**, 9:30 a.m., council chamber, North York Civic Centre

**Scarborough Community Council**, 9:30 a.m., council chamber, Scarborough Civic Centre

**Toronto and East York Community Council**, 9:30 a.m., committee room 1, City Hall

**Waterfront Toronto Board of Directors**, 8:00 a.m.-12:00 p.m., 20 Bay St., Suite 1310

### NOVEMBER 12

**Public Works and Infrastructure Committee**, 9:30 a.m., committee room 1

### NOVEMBER 13

**Budget Committee**, 9:30 a.m., committee room 1

### NOVEMBER 16

**Planning and Growth Management Committee**, 9:30 a.m., committee room 1

### NOVEMBER 18

**Waterfront Toronto Design Review Panel**, 9:00 a.m.-12:30 p.m., 20 Bay St., Suite 1310

### NOVEMBER 23

**Parks and Environment Committee**, 9:30 a.m., committee room 1

**NOVÆ res urbis**  
CITY OF TORONTO EDITION

Diverse groups collaborate on accessibility solutions

# OPENING DOORS

By Leah Wong

**Ryerson University** is enlisting local innovators to tap the ingenuity of the start-up world to remove barriers that impede access to people with disabilities in the province.

For a two-week period ending November 6, the university is hosting [Hack-cessibility](#), a competition that brings together students, businesses, members of the accessibility community, entrepreneurs and policymakers to identify ways to improve accessibility to those with physical, visual, mental and other disabilities.

“We thought that the tradition of a hackathon, where you just bring everyone together for one day and try to come up with solutions within a compressed period of time, was not sufficient for a problem like this,” Brookfield Institute of Innovation and Entrepreneurship executive director **Sean Mullin** told *NRU*.

The institute, which opened earlier this year, is housed within Ryerson and is partnering with the Ontario government to apply techniques from the start-up world to address policy problems.

“This partnership will help facilitate a more constructive, engaging dialogue between businesses and persons with disabilities, leading to a more inclusive society,” Ontario Economic Development, Employment and Infrastructure minister **Brad Duguid** stated in a media release. “New discoveries in life-

changing accessible technologies are a crucial part of building our province’s competitive edge.”

This year marks the 10-year anniversary of the *Accessibility for Ontarians with Disabilities Act*, which set 2025 as target date for Ontario as a fully-accessible province.

For the competition, participants are free to devise any ideas to build a more accessible Ontario.

“It could be a business suggestion, a policy change, a campaign or a new way of doing dialogue. It’s quite flexible, because the nature of the challenge is such that there’s no one approach to solving [accessibility challenges],” said Mullin.

To kick-start the generation of ideas, the organizers hosted a showcase that featured members of the accessibility community who already have developed innovative solutions to removing barriers. For example, **Zagga Entertainment** founder and president **Kevin Shaw** described a transcription service his company is developing for streaming video, with narration of on-screen action in between dialogue for people who are visually impaired.

Participants will pitch their ideas on November 6 to a judging panel of Duguid’s accessibility special advisor **David Onley**, DMZ executive director **Abdullah Snobar**, Ontario Chamber of Commerce SME programs director **Louie DiPalma** and Accessible Media Inc. accessibility officer **Robert Pearson**. [nrui](#)

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Annual subscription rate is \$369 +HST (ON).

Complimentary trial subscriptions are available.

Advertising rates available upon request.

*NRU City of Toronto Edition* is not to be redistributed without the written consent of the publisher.

*NRU City of Toronto Edition* is published 50 times a year by email by *NRU Publishing Inc.*

**NRU Publishing Inc.**  
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ISSN 1918-7548

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CITY OF TORONTO • GREATER TORONTO • VANCOUVER

Technology tool speeds data-gathering on properties

# SPEEDY SEARCH

By Geordie Gordon

A digital tool that speeds the collection of data on municipal properties has been developed by a Toronto start-up company, with assistance from potential industry users.

The co-founders of **Map Your Property** say their new web-based platform can generate planning reports on a property in 30 seconds or less instead of hours, using publicly-available records of official plans and zoning by-laws, as well as hydrologic, environmental and other relevant data.

Map Your Property co-founder and CEO **Devin Tu** told *NRU* that the impetus for the service came from his previous experience as a land-use planner with the provincial ministries of environment and transportation.

“I pretty much ran into the problem where we were reviewing enormous amounts of applications, specifically [with regard to] source water protection,” he said, with some applications taking up to four hours of searching through paper binders to look up maps.

MYP co-founder and chief technology officer **Jordan Turner** says the web-based platform collects data from publicly-available sources to give a snapshot of a property and its planning context and generates a planning report from that data.

The two co-founders, who developed their tool at **Ryerson University’s** Digital Media Zone, turned to development industry lawyers and planners for advice on their preferences for features.

“I knew the pieces of information that we needed,” said **Tridel** development planning director **Steve Daniels**, of his company’s decision to work with Tu and his partner. “He and his team understood what it would take to either do the search on the open source data that’s out there, or [to] have to do the old-school [approach], just basically take a zoning by-law from Etobicoke and just scan it so that it could be captured.”

**Devine Park LLP** was also an early collaborator.

“We got to be with them at the ground floor and see what the tool looked like at that stage, and provided, as much as



The Map Your Property web platform

SOURCE: MAP YOUR PROPERTY

we could, advice from a law firm’s perspective, and from a planner’s perspective on how the tool worked,” Devine Park associate **Adrian Frank** told *NRU*, adding that the digital tool has shortened the time required to look up data on properties.

The developers of the new tool are capitalizing on recent changes by provincial and municipal authorities to make land use and zoning data – known as data sets – more publicly available.

Ontario deputy premier **Deb Matthews**, who as president of the Treasury Board has oversight of the province’s open government initiative, spoke at the launch of the new app on October 22 to highlight her government’s commitment to increasing the availability of open data.

“As I actually see practical applications of open data, I get more and more excited about the potential,” she said. “So we’ve actually decided we are going to go be a government that is open by default, and that means all of our data sets, unless there’s a really good reason not to keep them open, like security or personal health information, they’re going to be open data sets. There will be thousands of data sets that are open,” she told the audience.

The Map Your Property service, which is available to subscribers on a tiered payment system, currently covers the city of Toronto and environmental information in York region, with plans to expand to Durham and Peel regions in spring 2016. **nru**

# CORE GROWTH

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legislation provincially, and still be able to accommodate that new population density growth with the right amount of expanded services, either hard or soft infrastructure?”

Ward 20 councillor **Joe Cressy** told *NRU* that TOcore is both unprecedented and necessary given the sustained population expansion of the downtown, now estimated at about 245,000 residents, with continued expansion to come over the next decade

“I think it can be argued that [TOcore] is the most detailed and comprehensive planning study that the city has ever undertaken,” he said. “The biggest thing coming forward here is the proposal to develop the secondary plan for the downtown...frankly, considering the population increase, the numbers you see in that report which are rather astounding, it’s well past time that we do so.”

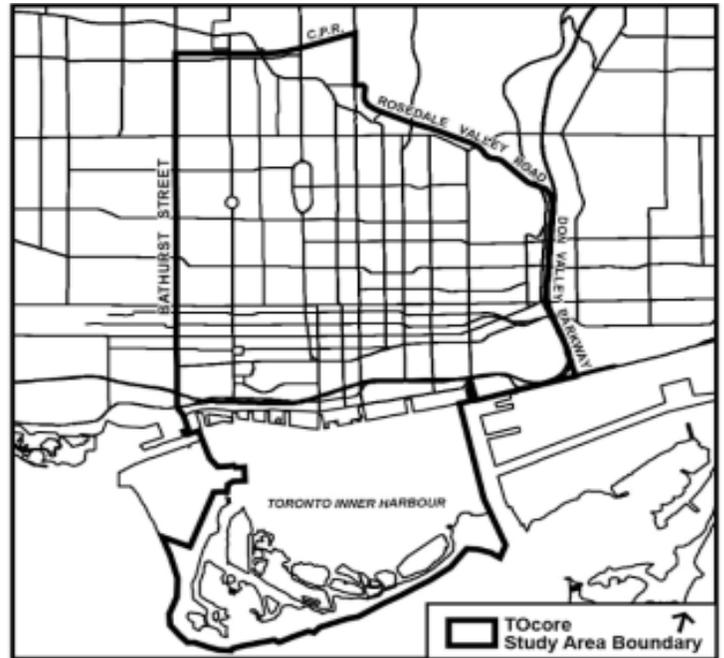
Toronto and East York community planning director **Gregg Lintern** told *NRU* that the need for a downtown secondary plan became apparent as the city adopted first phase of TOcore, which included taking stock of the existing infrastructure conditions in downtown. He says the city’s current policy framework includes nine different secondary plans and 12 site and area specific policies for the downtown wards, as well as numerous design guidelines. Creating some consistency within one secondary plan is seen as beneficial.

“In a way we need to reformat, reset the [downtown] planning framework so that it’s clearer, so that gaps are addressed,” said Lintern. “We haven’t yet specifically figured out how this is going to look, but one could foresee an overarching secondary plan, and then specific chapters, if you will, on these various other tools.”

Councillor Wong-Tam says that the secondary plan will help to reinforce the planning framework in downtown, and allow the city to be clearer than at present in enforcing design guidelines for developers.

“Those guidelines actually don’t have the force that we need in order work with the development industry,” she said. On issues of height, density and shadow impact, for example, Wong-Tam said there is a need to work with developers to ensure buildings respect neighbourhoods and the local environment based on planning rules that are defensible at the Ontario Municipal Board.

Lintern says the roots of the proposed new strategy stretch back 40 years, when the 1976 Central Area Plan first encouraged residential population growth in the downtown.



TOcore Study Area

SOURCE: CITY OF TORONTO

“We’ve more than doubled the residential population downtown. So we’re kind of entering into a new phase, where we’ve got this recipe [for growth], and now we need to tune it up, because when we’ve intensified downtown, we’ve utilized the infrastructure that has been there, we’ve added new infrastructure, but we have to make sure that as we continue to grow that we calibrate the infrastructure that’s required for people who live and work downtown,” he said.

As the downtown becomes more built-out, says Lintern, the provision of infrastructure becomes more challenging because of in-fill development.

“We’ve moved from a period of master planning, such as Regent Park, and the railway lands, and the waterfront and some other areas that have been done on more of a macro basis,” he said. “[Now] we’ve moved more into a period of infill where it’s a lot more difficult to plan for infrastructure when you’re growing incrementally on infill sites.”

The TOcore phase one summary report is scheduled to be considered at Toronto and East York Community Council meeting on November 10.

Ward 28 councillor **Pam McConnell** did not respond before the deadline for this article. **nrU**

# RETAIL RELIEF

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improvement areas where, historically, it has been difficult to set up and sustain a business improvement area. Staff also suggest choosing a location where their colleagues in the city's Social Development, Finance and Administration already work with the local community. Two retail strips will be selected for the pilot, with a focus on supporting the business community.

Staff has recommended working in neighbourhood improvement areas to address social and economic challenges, thereby enabling the city to build on existing programs and resources that could attract new business activity. Areas that have trouble sustaining BIAs generally are those where the neighbourhood faces an array of urban problems.

"I think reaching out and identifying and acknowledging that there is a problem on some of the main streets in the city is the first step," **Toronto Association of Business Improvement Areas** executive director **John Kiru** told *NRU*. "For economic development to have the wisdom and vision to see what could be done with it, through a pilot, I think is a step in the right direction."

Kiru said BIAs that have strong local champions with the capacity to push initiatives forward and explain why the model works are those that typically work well. Conversely, he added, commercial areas that have struggled to make a BIA succeed may lack a strong local leader or face other challenges related to geography and built form.

Through the pilot, the city aims to help local leaders to develop a BIA strategic plan, with the potential for a \$50,000 grant to assist in the creation of innovative projects of interest to local businesses. Major said it is necessary to have a dedicated staff member to support a BIA as its members typically are small business owners consumed with the day-to-day operations of their own ventures. The city proposes that it would fund up to half the salary of an administrator in the first year of a BIA, with support decreasing in subsequent years as the BIA becomes self-sufficient.

Staff is also planning to partner with a local post-secondary institution to educate BIA members on board governance, financial management, marketing and social media to help the BIA establish a strong footing.

"The key [to the pilot's] success is that at the end of the day we have a highly functioning business improvement area that is levying their member and taking on innovative projects, like

how more established BIAs operate," said Major. "To me, that will be the measure of success."

In its report to council, staff also outlined the feasibilities of running a pop-up shop program as part of the pilot project. The pop-up shop program has been championed by the **Danforth East Community Association**.

In partnership with **Woodgreen Community Services**, DECA revitalizes vacant storefronts on the Danforth between Greenwood and Main. DECA enters into temporary agreements with local landlords, prepares the vacant spaces for use and executes a participant agreement with the pop-up shop tenant.

When the program was introduced in spring 2012, the area had a 17 per cent vacancy rate which since has fallen to around 9 per cent. Ten property owners have been involved leased storefronts in the area and in total 29 pop-up shops have opened.

Woodgreen community economic development coordinator **Tina Scherz** told *NRU* that initially some local businesses were concerned about having additional competition in the area. However, having a more vibrant retail strip gets the attention of more shoppers, which benefits existing businesses.

"Overall the idea is to concentrate the retail activity and to bring more [commercial] density to encourage more people to come and give more people shopping options in the area," said Scherz. "As the project evolved, I think everyone would agree, that the feeling of this street has changed as a result."

While BIAs are only allowed to improve municipally-owned land and buildings, they have the ability to assist community groups in implementing similar programs

Running a pop-up program is one of the more tangible concepts proposed for the pilot areas, but buy-in and support is needed from the community, says Major.

"We don't want to go into an area and dictate what [businesses] must do in the early phases. We're just putting forward some alternatives and providing them with our best advice and seeing what ideas the local business community has as well," he said. **nrU**

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# COMMUNITY COUNCIL AGENDAS

ETOBICOKE YORK  
COMMUNITY COUNCIL



*Etobicoke York Community Council will consider the following at its meeting Tuesday, November 10 at 1:30 p.m. in council chamber, Etobicoke Civic Centre.*

SCHEDULED REPORTS

2:00 p.m.

**1-65 Quebec Avenue & 52-66 High Park Avenue**—Final report recommends council approve an application to demolish two blocks of townhouses containing a total of 16 three-bedroom residential units. No replacement rental housing is being proposed or required as the townhouses have high-end rents.

**2 Bicknell Avenue**—A final recommendation report will be provided to council at the meeting regarding a zoning by-law amendment application to permit the development of two three-storey stacked townhouse blocks containing 32 units and a four-storey 31-unit apartment building.

2:30 p.m.

**239, 5245 & 5249 Dundas Street West & 3 Aukland Road**—Final report recommends council approve a zoning by-law amendment application by **Ana Maria Llanos**, on behalf of owner **Aukland and Main Urban Properties**, to permit a 40-storey mixed-use building containing 5,091 sq. m. of retail space in a base building and 378 condominium apartment units in a 38-storey tower above. The project architect is **Diamond and Schmitt Architects**.

7:00 p.m.

**22 John Street, 33 King Street & 2 Elsmere Avenue (The Weston Community Cultural Hub)**—Final report recommends council approve official plan and zoning by-law amendments by **22 John Street Developments**, on behalf of the City of Toronto, to permit a 30-storey, 370-unit rental apartment building, seven at-grade townhouses and 1,200 sq. m. of outdoor community

space at 22 John Street. It is also proposing to build a 794 sq. m. creative cultural hub with 26 live/work units at 33 King Street.

REPORTS

**1770, 1772, 1776, 1778, 1780 & 1790 Albion Road**—Preliminary report recommends that staff schedule a community consultation meeting with the ward councillor. **Glen Schnarr & Associates**, on behalf of owner **2230434 Ontario**, is seeking a zoning by-law amendment to recognize the existing retail and vehicle-related uses within the existing multiple-occupancy industrial buildings located on the properties. No new construction is proposed.

**St. Clair Avenue Study**—Information report on why and how attendees of the May 27 public consultation meeting, and other interested parties, were not notified that a planning report on this matter was being considered at council’s September 8 meeting, and how to rectify this situation moving forward.

**29 Ash Crescent**—Report requests that council direct the appropriate staff to attend an OMB hearing in support of the committee of adjustment’s refusal to grant minor variances requested by **Irina Gretchkova** to maintain the existing as built dwelling at 29 Ash Crescent and to legalize and to maintain a partial third floor addition.

**16 Chauncey Avenue**—Report requests that council direct the appropriate staff to attend an OMB hearing in support of the committee of adjustment’s refusal to grant consent and minor variances requested by **Linda Pavic**. Pavic is proposing to sever the property into two undersized residential lots and construct a detached dwelling with an integral garage on each lot.

**BIA boards of management**—Report recommends council appoint and remove members from Bloor West Village, Lakeshore Village, Long Branch and the Village of Islington BIA boards of management.

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# COMMUNITY COUNCIL AGENDAS

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## NORTH YORK COMMUNITY COUNCIL



*North York Community Council will consider the following at its meeting Tuesday, November 10 at 9:30 a.m. in council chamber, North York Civic Centre.*

### SCHEDULED REPORTS

10:45 a.m.

**Heritage evaluation at 146 Laird Drive**—Report concludes that this property does not merit inclusion on the city's Heritage Register.

**150 Laird Drive**—Report recommends council state its intention to designate the property at 150 Laird Drive under *Part IV, Section 29* of the *Ontario Heritage Act*. The property contains the original Durant Motors of Canada office headquarters, a two-storey brick and cast-stone clad office building built in 1928.

11:00 a.m.

**2-18 Marquette Avenue & 7 Carhartt Street**—Final report recommends council approve official plan and zoning by-law amendments by **Marquette Urban Townhomes** to permit a four-storey apartment building containing 48 residential units. The project architect is **Point Architects**.

**221, 223, 225, 227, 229, 231 Finch Avenue West**—Final report recommends council approve zoning by-law amendment and rental housing demolition applications by **Walker, Nott, Dragicevic Associates**, on behalf of owner **Lisha Gong**, to demolish six existing single-detached houses, five of which are rental dwellings, and construct a four-storey residential building containing 91 units. The project architect is **Icon Architects**.

11:15 a.m.

**30 Tippett Road**—Final recommendation report will be provided to council at the meeting regarding a zoning by-law amendment application by **Shiplake Management**, on

behalf of owner **Build Toronto**, to permit a 12-storey building containing 242 residential units on the western portion of the site and an eight-storey building containing 154 residential units on the eastern portion of the site. An additional 652 sq. m. of non-residential space is also proposed.

**75 Canterbury Place**—Final report recommends council approve official plan and zoning by-law amendment applications by **Churchill Three Develco** to permit a 30-storey residential apartment building with 385 units. The project architect is **ZAP Architects**.

11:30 a.m.

**175 Wynford Drive**—Final report recommends council approve a zoning by-law amendment application by **Allied Don Valley Hotel** to permit the conversion of the existing six-storey hotel (Don Valley Hotel and Suites) to 283 units consisting of 141 hotel rooms and 142 residential units and construct two residential towers of 30 and 36 storeys containing 700 units. A total of 983 new units are proposed at the site. The project architect is **HCA Architecture**.

**City-initiated OPA**—Final report recommends council approve the proposed Dufferin Street Secondary Plan which includes lands fronting Dufferin Street between Bridgeland Avenue to just south of Lawrence Avenue West. The secondary plan provides a framework to guide growth and provide direction for a desired type and form of physical development in the area.

11:45 a.m.

**32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Road, 100, 106, 110, 123, 123A, 125 & 130 Parkway Forest Drive, 1751 & 1761 Sheppard Avenue East & 125 George Henry Boulevard**—Final report recommends council remove the holding symbol to enable the second and third phases of a development proposed by **2328184 Ontario** including two apartment buildings at 24 and 33 storeys respectfully containing 263 and 333 residential units. The project architect is **WZMH Architects**.

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# COMMUNITY COUNCIL AGENDAS

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**3237 Bayview Avenue**—Status report advises council that an appeal has been made to the OMB due to council's failure to make a decision regarding a zoning by-law amendment application. **1877298 Ontario** is proposing a 14-storey 165-unit residential building with retail uses at-grade. The project architect is **RAW Design**.

12:00 p.m.

**Bayview Avenue design guidelines**—Report recommends council adopt the proposed guidelines for use in the review of development applications for townhouses within the study area.

## REPORTS

**BIA board of management**—Report recommends that council remove a member from the Yonge Lawrence Village BIA board of management.

**346, 350, 352 & 356 Eglinton Avenue West**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Terranata Developments**, on behalf of owner **346-350 & 352-356 Eglinton Ave West Holdings**, is seeking a zoning by-law amendment to permit a 15-storey mixed-use building with 112 dwelling units and 189 sq. m. of commercial gross floor area. The project architect is **Rafael + Bigauskas Architects**.

**101 & 103 Sheppard Avenue East**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Kave Architects**, on behalf of owner **1140852 Ontario**, is seeking official plan and zoning by-law amendments to permit a three-storey commercial building with rooftop amenity space that is enclosed with a façade-like screen.

**4-20 Greenbriar Road**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Greenbriar Townhomes**, on behalf of owner **Nanayakkara Sumanasckera**, is seeking a zoning by-law amendment to permit 16 three-storey townhouse units with one level of underground parking.

**15-21 Greenbriar Road**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Greenbriar Townhomes**, on behalf of owner **Hongyi Chen**, is seeking a zoning by-law amendment to permit 14 three-storey townhouse units with one level of underground parking.

**33 Laird Drive**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **MHBC**, on behalf of owner **Levitt United**, is seeking official plan and zoning by-law amendments to permit the redevelopment and addition to an existing two-storey building listed on the city's Heritage Register and the construction of a new two-storey building for a total 4,537 sq. m. commercial development. The project architect is **SMV Architects**.

**36 Overlea Boulevard**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Racko Developments**, on behalf of owner **Atlantic Packaging Products**, is seeking a zoning by-law amendment to permit three retail/commercial buildings totalling 6,495 sq. m.

**5, 7, 9-12 Wingstem Court**—Report recommends council enact a part lot control exemption for **Arista Homes (North York)** to divide three semi-detached dwellings creating six units for individual ownership. The intent of the current application is to re-establish a part lot control by-law which expired prior to all the lots being conveyed to new home owners.

## SCARBOROUGH COMMUNITY COUNCIL



*Scarborough Community Council will consider the following at its meeting Tuesday, November 10 at 9:30 a.m. in council chamber, Scarborough Civic Centre.*

## SCHEDULED REPORTS

1:30 p.m.

**55 Mac Frost Way (northern portion)**—Final report recommends council approve official plan and zoning

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# COMMUNITY COUNCIL AGENDAS

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by-law amendment applications by **Murray Evans Planning**, on behalf of owner **Cedar Brae Golf & Country Club**, to permit a residential development comprised 23 street townhouses and 14 semi-detached dwelling units.

**City-initiated OPA**—Final report recommends council approve a city-initiated official plan amendment to a site specific policy regarding the lands at 21 Morrish Road, 6030 Kingston Road and 6032 Kingston Road in the Highland Creek Community Secondary Plan to reduce the maximum building height from six storeys to four.

**6435, 6441 & 6443 Kingston Road**—Final report recommends council approve official plan and zoning by-law amendments and a draft plan of subdivision applications by **Korsiak & Company**, on behalf of owner **1583690 Ontario**, to permit six semi-detached dwellings within three buildings and 14 detached dwellings.

## REPORTS

**BIA board of management**—Report recommends council remove two members of the Wexford Heights BIA board of management.

**1250 Markham Road**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Joanne Barnett**, on behalf of owner **Pentecostal Assemblies of Canada**, is seeking a zoning by-law amendment to redevelopment the north portion of the site with two seniors 'life lease' residential buildings at 25 and 30 storeys containing a total of 448 residential units with at-grade commercial units and amenity areas. A four level above-ground parking structure is also proposed on the southwest portion of the site to provide replacement parking to serve the existing place of worship.

**3105-3133 Sheppard Avenue East**—Request for direction report requests council direct the appropriate staff to attend an OMB hearing in opposition to official plan and zoning by-law amendments by **1900401 Ontario** to permit a 30-storey mixed-use building with 365 residential units above retail and service commercial uses at-grade.

## TORONTO AND EAST YORK COMMUNITY COUNCIL



*Toronto and East York Community Council will consider the following at its meeting Tuesday, November 10 at 9:30 a.m. in committee room 1, City Hall.*

## SCHEDULED REPORTS

10:00 a.m.

**299 Campbell Avenue**—Final report recommends council approve a zoning by-law amendment application by **TAS DesignBuild**, on behalf of owner **299 CA Development**, to permit a 12-storey mixed-use with a public library and retail uses on the main floor and 215 residential units (including six live/work units) on the upper floors. The project architect is **Stephen Teeple**.

**328-340 Adelaide Street West**—Final report recommends council approve a zoning by-law amendment to secure a cash payment to the city for the purpose of community services, in lieu of the provision of community space within the building for the Toronto Arts Council.

**151, 157, 161, 165, 171, 173 & 177 Roehampton Avenue & 140, 142 & 144 Redpath Avenue**—Final report recommends council approve zoning by-law amendment and rental housing demolition applications by **Sherman Brown**, on behalf of owner **CDF Roehampton**, to demolish the existing eight detached and semi-detached houses on the property (11 units in total, three of which are rental units) and construct a 38-storey mixed-use building with a 33-storey residential tower on top of a five-storey base with retail at-grade, a small commercial office building at the south property line and townhouse units fronting on Roehampton Avenue. The project architect is **Architects Alliance**.

**700 Bay Street & 77 Gerrard Street West**—Final report recommends council approve the residential rental demolition and conversion application by **KS 700 Bay Street** to convert 22-three bedroom residential rental units into 22 two-bedroom residential units. These three-bedroom units

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# COMMUNITY COUNCIL AGENDAS

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are proposed to be replaced with similar sized units in a proposed addition on the west side of the existing LuCliff Place building.

10:30 a.m.

**838 Broadview Avenue**—Final report recommends council approve a zoning by-law amendment application by **Bousfields**, on behalf of owner **2285566 Ontario**, to permit an eight-storey mixed-use building with 322 sq. m. of commercial space at-grade and 46 residential units above. The project architect is **Quadrangle Architects**.

**77-79 East Don Roadway & 661-677 Queen Street East**—Final report recommends council approve a rezoning application by **77 & 79 East Don Roadway** to permit a mixed-use development with residential, retail and automobile dealership uses. The development is proposed in two phases and contains a total of 880 residential units, 6,749 sq. m. of retail space and 18,455 sq. m. for the automobile dealerships, excluding underground parking. The project architects are **RAW Design** and **Giannone Petricone Associates**.

**217 Adelaide Street West**—Report recommends council refuse a zoning by-law amendment application by **Bousfields**, on behalf of owner **217 Adelaide Holdings**, to redevelop the site with a 56-storey residential building with 410 units and a seven-storey podium. The project architect is **David Butterworth (Kirkor Architects + Planners)**.

**75, 77 & 83 Mutual Street**—Request for direction report recommends council direct staff to attend an OMB hearing to oppose zoning by-law amendment application by **Cassels Brock and Blackwell LLP**, on behalf of owner **77 Mutual St. Investments and 2207494 Ontario**, to permit a 38-storey condo building with 344 dwelling units of which 22 are rental replacement units. The application also proposes to expand the two and a half-storey building converted for office use at 75 Mutual Street to a four-storey building. The project architect is **Graziani + Corazza Architects**.

**53, 61 & 65 Ontario Street & 102 Berkeley Street**—Request for direction report recommends council direct staff to

attend an OMB hearing to oppose zoning by-law amendment application by **Aird & Berlis LLP**, on behalf of owner **Bel-East and Bel Ontario**, to permit a 25-storey mixed-use building containing retail uses at-grade and 277 residential units above. The project architect is **architectsAlliance**.

11:00 a.m.

**St. Lawrence neighbourhood HCD**—Report recommends council designate the St. Lawrence Neighbourhood as a Heritage Conservation District and adopt an HCD Plan for the area by by-law under *Part V* of the *Ontario Heritage Act*.

**357 & 359 Richmond Street West**—Report recommends council include the properties at 357 and 359 Richmond Street West on the city's Heritage Register. The properties contain a pair of semi-detached house form buildings now referred to as the Margaret Grimmon Houses dating to 1889. They are important surviving examples of the Toronto Bay-n-Gable style in the King-Spadina neighbourhood that were afterward converted for light industrial, then commercial uses.

**339 Queen Street East**—Report recommends council include the property at 339 Queen Street East on the city's Heritage Register and state its intention to designate the property under *Part IV, Section 29* of the *Ontario Heritage Act*.

**811 & 813 Broadview Avenue**—Report recommends council include the properties at 811 and 813 Broadview Avenue on the city's Heritage Register. The properties contain a pair of two-storey, brick-clad, semi-detached house-form buildings dating from 1885-1890.

**Danforth Baptist Church heritage designation**—Report recommends council state its intention to designate the property at 285-297 Danforth Avenue (also known as 60 Bowden Street) under *part IV, section 29* of the *Ontario Heritage Act* for its cultural heritage value and include the property on the City of Toronto Heritage Register. The property includes a brick and stone Sunday school built in 1911 and extended with a church in 1930 located on the southwest corner of Danforth Avenue and Bowden Street, east of Broadview Avenue.

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# COMMUNITY COUNCIL AGENDAS

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2:15 p.m.

**TOcore**—Report provides an update on the findings of Phase 1 of TOcore: Planning Toronto's Downtown and seeks council direction for Phase 2. The study is a response to the rapid growth and intensification of downtown that is placing pressure on finite hard and soft infrastructure assets.

## REPORTS

**BIA board of management appointments**—Report recommends council appoint members to the Danforth Village, Greektown on the Danforth, Hillcrest Village, Roncesvalles Village, Rosedale Main Street, and Wychwood Heights BIA boards of management and remove members from the Greektown on the Danforth, Hillcrest Village, Roncesvalles Village, and Rosedale Main Street BIA boards of management.

**Composition of Danforth Village BIA board of management**—Report recommends a more rigorous recruitment and assessment process to attract prospective members to fill a number of vacant positions on the Danforth Village board of management. It also recommends a reduction in the size of the board from 18 to 12 members in order to improve the efficiency and effectiveness of board meetings.

**East Bayfront Public Art Master Plan**—Report recommends council approve the East Bayfront Public Art Master Plan which will be administered by **Waterfront Toronto**.

**1182 & 1221 King Street West**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Lifetime Developments**, on behalf of owner **1172 King Street West**, is proposing to a zoning by-law amendment to permit a 21-storey building with 448 residential units and retail at-grade at 1182 King Street West and a 19-storey building with 301 residential units and retail at-grade at 1221 King Street West, located on opposite sides of the Dufferin/King intersection. The project architect is **CORE Architects**.

**422-436 Roncesvalles Avenue & 76 Howard Park Avenue**—

Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Hunter & Associates**, on behalf of owner **Worsley Dream GP**, is seeking a zoning by-law amendment to redevelop the site currently occupied by a two-storey funeral parlour and two, two-storey commercial buildings with an eight-storey mixed-use building containing 93 residential units and six grade-related townhouses fronting a private driveway accessible via Howard Park Avenue. The project architect is **RAW Design**.

**35 Wabash Avenue**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Bousfields**, on behalf of owner **35 Wabash Avenue Holdings**, is seeking a zoning by-law amendment to permit a four-storey apartment building containing 62 dwelling units. The project architect is **RAW Design**.

**49-51 Camden Street**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **49 Camden Street Holdings** is seeking a zoning by-law amendment to permit a 13-storey hotel containing 130 hotel suites, a lower-level restaurant, a gymnasium, a ground floor hotel lobby and various hotel-related meeting rooms for a total gross floor area of 7,918 sq. m. The project architect is **Shim Sutcliffe**.

**203 College Street**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Bousfields**, on behalf of owner **Parallax (203 College) Development**, is seeking a zoning by-law amendment to permit a 33-storey mixed-use building containing 356 residential dwelling units, two-storeys of office uses and retail at-grade. The project architect is **Page and Steele/IBI Group**.

**250 Davenport Road**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **250 Davenport**, on behalf of owner **Toronto Community Housing Corporation**, is proposing applications for rezoning and rental housing demolition and conversion to permit a 28-storey apartment building with 315 residential units including six integrated townhouses and 39 back-to-back townhouses in two blocks for a total of 354 residential units. On the east portion of the site, the existing

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# DESIGN REVIEW PANEL AGENDA

The Design Review Panel will consider the following item at its meeting on Tuesday, November 3 at 3:30 p.m. in committee room 2, City Hall.

PRESENTATION

3:40 p.m.

**Bessarion Community Center (2nd Review)**

The panel will undertake its second review of the Bessarion Community Centre design.

Presentations will be made by North York District community planning senior planner **Steve Forrester**, Urban Design senior designer **Helene Iardas**, and **MacLennan Jaunkalns Miller Architects**. [nru](#)

# COMMUNITY COUNCIL AGENDAS

CONTINUED FROM PAGE 11

25-storey with 449 units will be maintained. The 11 townhouse units on Pears Avenue will be demolished and replaced in a three-storey residential building at the northeast corner of the site. The project architect is **Prishram Jain (TACT Architects)**.

**234 Simcoe Street & 121 St. Patrick Street**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Aird & Berlis LLP**, on behalf of owner **Lanterra 234 Simcoe Realty**, is seeking a zoning by-law amendment to permit a mixed-use development consisting of three buildings at 54, 24 and 17-storeys in height with a total of 1,129 residential dwelling units, 10,946 sq. m. of office floor area and 2,519 sq. m. of retail floor area. The project architect is **Hariri Pontarini Architects**.

**300 MacPherson Avenue & 235 Cottingham Street (southern portion)**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. The application proposes that the city grant a permanent easement to **Toronto Hydro Electric System** in order to permit it to continue to use a portion of city-owned lands at 300 MacPherson Avenue and 235 Cottingham Street for below-grade electrical services that were installed in 2014. An official plan amendment is required because the sale or disposal of city-owned parks is prohibited by official plan policies.

**141 Bay Street**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Urban Strategies**, on behalf of owner **Greater Toronto Transit Authority**, is seeking a zoning by-law amendment to permit a 58-storey office

development including a seven-storey base building with retail and amenity uses on the first and fourth floors. The project architect is **Wilkinson Eyre Adamson and Associates**.

**545-601 Sherbourne Street & 3-7 Howard Street**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Bousfields**, on behalf of owner **Grossman Holdings**, is seeking a zoning by-law amendment to permit a 58-storey mixed-use building with 640 residential rental units and retail at-grade. The existing heritage designated building at 601 Sherbourne Street (known as the Thomas Cruttenden Building) will be retained. The project architect is **Page & Steele Architects**.

**897 & 899 Queen Street East**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Daniels Leslieville** is seeking a zoning by-law amendment to permit a six-storey mixed-use building with 73 residential units and 372 sq. m. of commercial space at-grade.

**650 & 652 Kingston Road & 2 Main Street**—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. **Craig Hunter**, on behalf of owner **1240578 Ontario & 2432953 Ontario**, is proposing applications for official plan and zoning by-law amendments and rental housing demolition and conversion to permit a seven-storey mixed-use building containing a total of 75 residential units comprised of 11 rental replacement and 64 residential condominium units. The project architect is **RAW Design**. [nru](#)

# TORONTO OMB NEWS

## Leaside variances allowed

In a September 25 decision, board member **Reid Rossi** allowed an appeal by **Parneet Kaur Cheema** and **Nicholas Koutsoukis** against the City of Toronto committee of adjustment's refusal to grant minor variances for their property at 309 Bessborough Drive. Cheema and Koutsoukis are proposing to demolish the existing home and construct a two-storey detached dwelling with an integral garage.

The **Leaside Property Owners Association** represented by co-president **Geoff Kettel** and a number of neighbourhood residents attended the hearing in opposition to the proposal. They raised concerns that the new home will destabilize the local neighbourhood character, impact the street, drainage and safety in the area and set a precedent.

Planner **Louis Tinker (Bousfields)** provided evidence on behalf of Cheema and Koutsoukis testifying that this proposal offers no unacceptable impacts on Bessborough Drive. He said that safe side yard access continues as before through the south side of the property and that property drainage and grading plans are required by the city before a building permit is issued. Tinker added that the variances facilitate a form of development replicated elsewhere in the immediate and broader neighbourhood and thus the character of the area is maintained without adverse impact.

The board agreed with the evidence provided by Tinker and allowed the appeal.

The solicitor involved in this decision was **Tom Halinski (Aird & Berlis LLP)** representing **Parneet Kaur Cheema** and **Nicholas Koutsoukis**. (See *OMB Case No. PL150505*.)

## Duplex approved in Seaton Village

In a September 23 decision, board member **Mary-Anne Sills** allowed an appeal by **Adam** and **Aaron Franklin** against the City of Toronto committee of adjustment's refusal to grant minor variances for their property at 870 Manning Avenue. The Franklins are proposing to replace an existing older dwelling with a contemporary-style, three-storey duplex with a flat roof and to construct a single-detached garage at the rear of the property.

The proposal was revised following recommendations of city planning staff and the magnitude of the requested variances reduced.

Local residents **Huguette** and **Jose Blanco**, CONTINUED PAGE 14 



The partners of **KAGAN SHASTRI LLP** proudly congratulate Ms. Alexandra De Gasperis on her recent call to the Bar of the Province of Ontario. Ms. De Gasperis holds a BMOS (Business Management and Organizational Studies) from Western University and a Bachelor of Laws from the University of Leicester, England. We are proud to welcome Ms. De Gasperis as an associate of the firm.

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# TORONTO OMB NEWS

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**Diane Pitblado**, **Sarah Margolius** and **Ricardo Giorgi** testified at the hearing in opposition to the application. They raised concern that a large home is being squeeze onto a small lot which effectively pushes the impact onto the neighbours and the neighbourhood.

Planner **Paul Stagl (Opus Management)** provided evidence on behalf of the Franklins. He noted that the changes made to the original proposal have effectively mitigated the potential adverse impacts on the neighbours and neighbourhood. He said that there is no specific localized pattern of development in this neighbourhood and the proposed the height, scale and massing of the proposed home are similar to those found on nearby properties.

Concurring with the evidence presented by Stagl, the board allowed the appeal authorizing the minor variances subject to conditions.

Solicitors involved in this decision were **Eileen Costello (Aird & Berlis LLP)** representing Adam and Aaron Franklin

and **Mark Crawford** and **Cigdem Iltan** representing the City of Toronto. (See OMB Case No. PL150218.)

## North York severance approved

In a September 30 decision, board member **Reid Rossi** allowed an appeal by **Hung-Jen Chuang** against the City of Toronto committee of adjustment’s refusal to grant consent and minor variances for his property at 88 Hollywood Avenue in North York. Chuang is proposing to sever the property into two lots and construct a two-storey detached dwelling on each lot.

The board was informed at the outset of the hearing that the application has been revised reducing the magnitude of the requested variances. City planner **Carla Tsang** spoke in opposition to the proposed severance concerned that it would result in an overdevelopment of the site and set a dangerous precedent for future severances.

Planner **Michael Goldberg**

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## Project Manager - Real Estate Development

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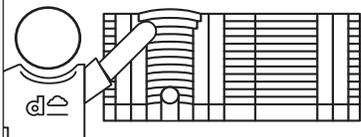


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# TORONTO OMB NEWS

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(Goldberg Group) provided evidence on behalf of Chuang. He said that the resulting lots will be similar in shape, pattern and dimensions to other smaller lots in the area and that no adverse impacts would be created by the minor variances. Goldberg also advised that he supports the city’s proposed conditions should the board decide to approve this proposal.

The board agreed with Goldberg’s testimony, granted provisional consent and authorized the requested minor variances subject to conditions.

Solicitors involved in this decision were **John Alati** and **Kate Fairbrother** (Davies Howe Partners LLP) representing Hung-Jen Chuang and **Gordon Whicher** and student-at-law **Roberto De Luca** representing the City of Toronto. (See OMB Case No. PL150204.)

## Roof slope settled

In a September 16 decision, board member **Mary-Anne Sills**

approved a settlement between **Melissa Amy Fan-Lun** and **Christopher Ke-Jain Sun** and the City of Toronto for minor variances for the property at 88 Risebrough Avenue in North York. Fan-Lun and Ke-Jain Sun are proposing to demolish the existing dwelling and construct a two-storey home with an attached garage. The settlement with the city involves revising the design of the home’s roof by increasing its slope.

Architects **Paul Dowsett** and **Nicholas Disenza** (Sustainable.TO) provided evidence on behalf of Fan-Lun and Ke-Jain Sun and in support of the settlement. They testified that the change in the design of the slope roof eliminates the perception of the home being a tall, overbearing, flat-roofed box.

The board was satisfied that the criteria of the *Planning Act* have been met and approved the settlement.

The solicitor involved in this decision was **Scott Nowoselski** representing the City of Toronto. (See OMB Case No. PL150500.) [nru](#)

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## TORONTO PEOPLE

**Mohamed Lachemi** has been appointed as Ryerson University’s interim president and vice chancellor

effective December 1. He has served as the university’s provost since 2013. His interim replacement will be

named in the coming weeks, with the search for a new provost to follow. Efforts are already under way to

identify a successor to Ryerson’s outgoing president Sheldon Levy, who takes over as deputy minister of

Ontario’s Ministry of Training, Colleges and Universities December 1.