While multi-tenant or rooming houses exist all across the city and are a crucial housing form for certain demographics, they are not legally permitted in many areas. To change this, the city has initiated a pilot project in five neighbourhoods, most near post-secondary campuses, where demand for this type of housing has been identified.

Ward 33 Don Valley East councillor Shelley Carroll, whose Don Mills community is one of the targeted neighbourhoods, says that rooming houses exist regardless of their legality, and licensing and regulating them is the only way to ensure they are safe places to live.

“The issue is not so much as to whether to do this... the issue is it’s happening anyway and without any legitimacy,” Carroll told NRU.

“So staff had to look at [whether] we want to drive them out from where they are and put them somewhere else and if that’s even realistic. The bottom line here is we have reached the point where they’re all illegal in the suburban areas... which means they’re illegal around all the suburban campuses. Saying ‘we’re going to drive you all out of here and put you in specific locations’ is not realistic in the short term.”

Carroll recognizes that multi-tenant housing is not solely used by students. Often, low-income individuals and new immigrants look for this type of housing as a low-cost option. She says that simply shutting down all problematic houses is not a solution. Rather, she hopes that regulation will lead to greater safety for tenants and more accountability for landlords.

“There will be councillors in the council chamber who will just say ‘don’t do the pilot, stop talking about this, shut them all down and ride the owners of these properties out of town on a rail’. Then there will be thousands of people without homes the very next day. And if a government action made them all homeless one night then the government will have the problem of ‘where do we put them now?’ So the [pilot project] is an attempt to shut [down] just the bad actors and regulate those who are willing to comply to the point that all the people who live around them can be satisfied that things are safe, regulated and licensed.”

There are issues that the pilot study will have to address including the maximum allowable number of bedrooms (currently seven), where rooming houses are located within neighbourhoods and ensuring that the number of licenses issued is appropriate to local demand.

City of Toronto policy and research manager Klaus Lehmann told NRU that there is currently no single zoning designation for rooming houses. However, they have historically been permitted in some areas of the city, particularly the former City of Toronto and various parts of Etobicoke and York. Lehmann says that the pilot project may lead to the legalization of multi-tenant houses in more areas.

Institute for New Suburbanism executive economics@altusgroup.com altusgroup.com
HONING ITS FILM PRODUCTION EDGE

MAKING MOVIE MAGIC

Sarah Niedoba

Toronto’s film and television industry brought over $20-billion of production investment to the city in 2016. However, a growing shortage of studio space could mean that the city may lose its competitive edge over U.S. filming locations such as Chicago and Atlanta where the municipalities are investing in studio space.

To combat this challenge, this week the economic development committee recommended that council approve the Toronto Film, Television and Digital Media Board’s new strategic action plan, aimed at maintaining the city’s role in the industry and bringing in even more production investment.

The report recommends that the city facilitate the development of new and repurposed studio spaces by identifying appropriate sites, and leveraging incentives, such as tax increment equivalent grants.

“I think people know what an important industry this is for the city,” Ward 30 Toronto-Danforth councillor and board co-chair Paula Fletcher told NRU. “When it comes to studio space, especially in a rapidly developing downtown such as ours, that’s a pretty big deal in ensuring we’re still film friendly.”

NABET 700-M UNIFOR president and board co-chair Jonathan Ahee, agrees, saying that as one of the city’s anchor industries, it’s crucial that the film industry receive support in its search for studio space.

“The common refrain is that the city’s at capacity,” Ahee told NRU. “Looking for space that is available and zoned for our industry, is getting harder and harder. What we … need in the film industry is parts of the city that can be utilized and is available and zoned for that kind of studio space, Ahee says it’s important that the city’s at capacity, “ Ahee said.

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BLOOR & DUNDAS REDEVELOPMENT

SEEKING INPUT

Dominik Matusik

While the application has not yet been submitted and details of the proposed redevelopment are to be revealed at a community consultation meeting in a couple of weeks, city staff has a good idea of what it envisions for the southeast corner of Bloor Street West and Dundas Street West.

Owned by Choice REIT, the approximately 41,000 m² site at 2280 Dundas Street West—near the Dundas West TTC station—is currently home to a low-density commercial strip mall with an LCBO, Loblaws grocery store and several smaller format retail stores. The city is hoping the site will be developed into a complete community.

Ward 14 Parkdale-High Park councillor Gord Perks told NRU that Choice REIT has not given any indication of what it will propose on the site, but he is pleased that it is consulting the community before submitting an application.

“Both the applicant and I felt that with a development application of this scale the best thing to do for the community would be to get them in before there’s any paperwork, to give them an opportunity to say ‘this is what matters to us, this is what would concern us, these are the things we would like to see, these are the things we wouldn’t like to see’ right off the bat.”

When NRU asked what the community would like to see as part of the redevelopment, Perks said affordable housing, greenspace and a new school to replace Bishop Marrocco/Thomas Merton Catholic Secondary School, which is adjacent to the site.

The site had been on the city planning staff’s radar as an “opportunity site” in the 2009 Bloor-Dundas Avenue Study. In the report, planners emphasized the importance of integrating the site with the surrounding neighbourhood, including ample greenspace, expanding the public street network and incorporating a variety of housing forms.

Toronto planning manager Lynda Macdonald says that the key to successful redevelopment of the site is listening to the community.

“One of the things we’re hoping at this pre-application meeting on [June] 14th is to hear from the community [about] what’s important to them,” Macdonald says. “It’s a bit of a community sounding. We go to this meeting and say ‘this site is coming up, we need to understand what’s important to you as the people who live around here and who are using the site right now for retail’. We want to hear from them.”

Macdonald affirmed the goals outlined in the Bloor-Dundas Avenue Study and highlighted the building of additional thoroughfares, dedicated park space and a mix of uses as particularly important. But she also wants to see the site developed in an environmentally sustainable manner.

“Certainly the direction the city is going in is we’re very interested in sustainable development. So it will have to meet our green standards, that’s our policy, but we will be trying to see if this owner is willing to actually push beyond that to something which is even more sustainable than our minimum standards.”

The public meeting is scheduled to be held June 14.

Representatives from Choice REIT were unavailable for comment before deadline.

Configuration proposed for the site at 2280 Dundas Street West in the City of Toronto’s Bloor-Dundas Avenue Study

SOURCE: CITY OF TORONTO / BROOK MCILROY
While secondary suites make up 20 per cent of Toronto’s rental housing stock, few are laneway units. According to a report released yesterday, this is because the permit process is slow and expensive.

The report by Lanescape and Evergreen calls for the city to develop a streamlined and affordable permit process.

Ward 18 Davenport councillor Ana Bailão and Ward 32 Beaches-East York councillor Mary-Margaret McMahon have put forward a motion to the Toronto and East York Community Council asking staff to develop an implementation strategy for laneway suites in the based on the report’s recommendations.

“Toronto is way behind the times when it comes to laneway housing,” McMahon told NRU. “We have affordability issues and a decreased rental stock, and this would provide a lot more viable options for affordable housing. This will add gentle density to our neighbourhoods.”

When staff last reviewed the permit process in 2006, laneway suites were deemed “not supportable as good housing,” due to the logistical difficulties of garbage pick-up, snow-clearing and emergency access. When the province amended the Planning Act in 2011 to recognize laneway housing as secondary suites, the city did not reconsider the issue, thus it lacks a working definition and permit process for laneway units.

This can make the development of laneway units time-consuming and expensive.

“Right now, if you build a laneway suite, you pay development charges, because it is considered a separate property,” Bailão told NRU. “If you were to build a basement apartment, you wouldn’t pay those charges, but if you build the exact same unit over your garage, you’ll be charged.”

Bailão says that the lack of a clear definition also means that laneway unit proposals often end up at the Ontario Municipal Board, further complicating the process.

The report recommends a new definition of laneway suites, calling them ancillary units to primary residences. Under the new definition, the suites must be smaller than the primary residence, and can’t be severed or sold independently.

The report also outlines new performance standards to address the concerns raised by staff in 2006, including the provision of greenspace, parking space and access for emergency vehicles.

“We want to standardize the process, and ensure that laneway suites are treated as secondary suites when it comes to building permits and development fees,” says Bailão.

The report studied 4,966 properties in eight neighbourhoods to determine how many residential properties could accommodate the new standards; 3,686 made the cut.

Toronto and East York district planning director Gregg Lintern says that changing the policy around laneways suites may require changing the city’s official plan, although it’s too soon to say.

“It’s been over 10 years since city council has considered this,” Lintern told NRU. “I think it warrants the city taking a close look at this as a potential opportunity. The official plan is based on the evaluation of prevailing character. Quite simply, we don’t have a prevailing character for laneway housing.”

According to Lintern, if the motion is adopted, the next step for staff will be to evaluate whether the official plan framework can be broadened to include laneway housing, and how.

“I don’t want to prejudge the process, but we’re being asked to take it seriously, and we will,” he says.

The motion will be considered at the June 13 meeting of the Toronto and East York Community Council.
Hardy, Stevenson & Associates principal Dave Hardy says that multi-tenant houses can be a good way to meet housing demand, particularly in areas with high student populations, but considerations must be made to ensure they are compatible with other uses and housing types.

“It all depends on how it’s implemented,” he told NRU. “Rooming houses in the past have been challenging, often because landlords haven’t done the management that is required to ensure they’re safe and compatible with the communities. That said… when they are managed well, [they] can blend in quite nicely with communities.”

Hardy says that zoning and urban design can be used to make sure multi-tenant houses are compatible with surrounding built form.

Carroll agrees that the placement of the houses is something that should be addressed through the pilot.

“[Downtown rooming houses] are a bit different. That is why staff want to try, in the suburbs, a different model. [Downtown] they have to be out on avenues, they have to be visible and on main streets, not on the side streets, and what that’s led to is that they end up in not very residential and kind of depressed areas… So they’re trying to improve on that in the way they’ve approached the suburban pilot.”

Consultations in the five pilot project neighbourhoods are scheduled between June 6 and 21, and in downtown neighbourhoods where rooming houses are currently permitted between June 14 and 27.
The Design Review Panel will consider the following items at its meeting Thursday, June 8 at 12:30 p.m. in committee room 2, city hall.

PRESENTATIONS

12:30 P.M.

Laird Drive study—The panel will undertake its first review of the city-initiated Laird in Focus Study. The study area consists of four large sites containing low-rise buildings and surface parking lots on the southeast corner of Laird Drive and Eglinton Avenue East, as well as mixed-use areas on the west side of Laird between Vanderhoof Avenue and Millwood Road. The purpose of the study is to develop a planning framework for a complete community. Presentations will be made by Toronto community planner John Andreevski and urban designer Sasha Terry, as well as Planning Partnership associate Michael Sraga.

1:50 P.M.

Leslie Street towers—The panel will undertake its first review of Tridel’s proposal for four residential towers, ranging between 28 and 39 storeys tall, at 1087-1095 Leslie Street, near its northeast intersection with Eglinton Avenue East. Tridel proposes to build 1,240 residential units, 375m² of commercial space and 1,469 parking spaces. The proposal also includes a 2,640m² park and a new public road. Presentations will be made by Toronto community planner Josh Reis and urban designer Sasha Terry, as well as a representative from Graziani Corraza Architects.

3:10 P.M.

Keele and Wilson park—The panel will undertake its first review of Forrec’s design for the city-owned 1.78 ha Stanley Greene Park, located at the northeast corner of Keele Street and Wilson Avenue. Presentations will be made by Toronto parks, forestry and recreation project coordinator Carol Martin, senior planner Cathie Ferguson and urban designer Joanna Chludzinska, as well as Forrec practice leaders Scott Torrance and Timothy Scott.

 below: Conceptual massing of buildings in the Laird in Focus study area

source: city of toronto

Above: Rendering of Tridel’s proposal for four towers on Leslie Street, near Eglinton Avenue

source/architect: graziani corraza architects

Rendering of Forrec’s proposed design for the new Stanley Greene Park at the corner of Keele and Wilson

source: brook mcilroy
ETOBICOKE YORK COMMUNITY COUNCIL

Etobicoke York Community Council will consider the following at its meeting Tuesday, June 13 at 9:30 a.m. in council chamber, Etobicoke Civic Centre.

SCHEDULED REPORTS

10:00 A.M.

82 Buttonwood Avenue—Final report recommends council approve a draft plan of subdivision application by Fasken Martineau, on behalf of owner West Park Hospital. West Park proposes to create the necessary blocks and public road network to facilitate redevelopment of West Park Health Care Centre and the creation of a residential seniors’ village.

10:30 A.M.

3775-4005 Dundas Street West and 2-6 Humber Hill Avenue—Final report recommends council approve a zoning by-law amendment application by TAS Design Build, on behalf of owner Caribou Urban Properties. Caribou proposes to build a 12-storey building with 293 residential units. The project architect is Teeple Architects.

REPORTS

BIA boards of management—Report recommends members be added to the Kingsway and shoptheQueensway BIA boards of management, and that members be removed from the Emery Village, Long Branch, Regal Heights Village, shoptheQueensway, Kingsway and Weston Village BIA boards of management.

10:15 A.M.

248 & 260 High Park Avenue—Final report recommends council approve a zoning by-law amendment application by MCG Consultants, on behalf of Trac Developments. Trac proposes to redevelop the site with a four-storey residential building containing 77 units. Part of an existing vacant church will be adaptively reused. The project architect is Turner Fleischer Architects.

10:45 A.M.

555 Rexdale Boulevard—Preliminary report recommends council approve a site plan control consultation meeting with the ward councillor. Woodbine Entertainment Group is seeking a zoning by-law amendment and draft plan of subdivision approval to develop an integrated entertainment complex with expanded live gaming uses.

2 St. Lawrence Avenue—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. Kooby Investment Corporation is seeking an official plan amendment to permit residential uses on the commercially designated site. Kooby has submitted three development options for the site, each comprising a multi-tower residential development with about 552-586 units, 49,000 m² of GFA, 3.76 FSI and heights up to 25 storeys.

NORTH YORK COMMUNITY COUNCIL

North York Community Council will consider the following at its meeting Tuesday, June 13 at 9:30 a.m. in council chamber, North York Civic Centre.

SCHEDULED REPORTS

9:45 A.M.

18-30 Erksine Avenue—Final report recommends council approve a zoning by-law amendment application by 18 Erskine Holdings. 18 Erskine proposes to build a 35-storey rental apartment building with 315 units. The project architect is Kirkor Architects + Planners. A related report recommends approval of 18 Erskine’s application to demolish the six-unit rental apartment building at 30 Erskine Avenue.

10:30 A.M.

2851 Yonge Street—Final report recommends council approve a zoning by-law amendment application by R.E. Millward & Associates, on behalf of owner Muir Park Developments. Muir Park proposes to build a seven-storey 41-unit apartment building. The project architect is Core Architects.

40 Moccasin Trail & 50-60 Green Belt Drive—Final report recommends council approve a residential rental demolition and conversion application by Wood Bull, on behalf of owner H-M Apartment Moccasin. H-M proposes to build two buildings—eight and four storeys—with 294 units: 194 condominium units, 67 rental replacement units and 33 market rental units.

11:15 A.M.

14, 16, 18 & 20 Greenbriar Road—Final report recommends council approve a zoning by-law amendment application by H-M Apartment Moccasin. H-M proposes to build a 12-storey building with 294 units: 194 condominium units, 67 rental replacement units and 33 market rental units.
law amendment application by Greenbriar Townhomes, on behalf of owner Nanayakkara Sumanasckera. Sumanasckera proposes to build 14 three-storey townhouses. The project architect is Audax Architecture and Design.

12, 14 & 16 Dervock Crescent—Final report will be submitted to community council for its June 13 meeting.

11:00 A.M.

1755 Steeles Avenue West—Final report recommends council approve a zoning by-law amendment application by Strategy 4, on behalf of owner Sanofi Pasteur Limited. Sanofi Pasteur proposes to lift the holding symbol on its site in order to permit the development of a three-storey, 15,660 m² manufacturing and office building. The project architect is WBA Architects and Engineers.

162, 164, 166 & 200 Cummer Avenue—Final report recommends council approve a zoning by-law amendment and draft plan of subdivision application by M Behar Planning and Design, on behalf of owner Livante Holdings (Cummer). Livante proposes to build a residential subdivision with 14 detached dwellings.

11:15 A.M.


3050 & 3010 Dufferin Street, 40 Playfair Avenue—Request for direction report will be submitted to community council for its June 13 meeting.

REPORTS

71-75 Curlew Drive—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. Curlew Park is seeking a zoning by-law amendment to permit six four-storey townhouse blocks with 240 units. The project architect is Page & Steele / IBI Group.

95 Jonesville Crescent—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. Bousfields, on behalf of owner YWCA of Greater Toronto, is seeking a zoning by-law amendment to construct a four-storey, 3,589 m² building containing alternative housing facilities and a day nursery. The project architect is Hilditch Architect.

SCHEDULED REPORTS

10:30 A.M.

1135 Bellamy Road North—Final report recommends council approve a city-initiated official plan amendment application to dispose of city-owned parkland in order to allow the city to renew an expired lease with the owner of 1121 Bellamy Road North to continue to use the site for 28 parking spaces.

1251 Bridletowne Circle—Final report recommends that chief planner Jennifer Keesmaat approve a common elements condominium application, and council enact a part lot control exemption by-law for owner Middlepark Estates. Middlepark proposes to establish common elements for ground-level parking, driveways and amenity areas, and to create 105 lots.

2035 Kennedy Road—Final report recommends council approve a zoning by-law amendment application by Bennett Jones, on behalf of owner Tarn Financial Corporation. Tarn proposes to build a multi-phased mixed-use development with 31, 34 and 40-storey towers containing a total of 1,044 residential units, as well as a publically accessible urban plaza and a nine-storey office and retail building. The project architects are Page + Steele and Brian Sickle.

25 Thunder Grove—Final report recommends council approve a zoning by-law amendment application by WND Plan, on behalf of owner Ridgeford Charitable Foundation. Ridgeford proposes to build a 12-storey apartment building with 188 rental residential units.

1680 Brimley Road—Request for direction report recommends staff support the settlement at the OMB regarding zoning by-law amendment and site plan applications by WND Plan, on behalf of Brimley Progress Developments. Brimley Progress proposes to develop four towers—36, 49, 41 and 47-storeys—with 1,591 residential units. The settlement includes...
construction of a 62-child licensed child care facility comprising at least 855 m² of interior space and 241 m² of exterior space.

2187 Victoria Park Avenue—Refusal report recommends council refuse official plan and zoning by-law amendment applications by D'Souza Management. D’Souza seeks the amendments to permit the continued operation of a 92 m² veterinary clinic in an existing detached dwelling.

TORONTO AND EAST YORK COMMUNITY COUNCIL

Toronto and East York Community Council will consider the following at its meeting Tuesday, June 13 at 9:30 a.m. in council chamber, city hall.

SCHEDULED REPORTS

10:00 A.M.

321 Davenport Road—Final report recommends council approve a zoning by-law amendment application by Bousfields, on behalf of owner Alterra (321 Davenport Road). Alterra proposes to build an eight-storey, 16-unit apartment building. The project architect is Giannone Petricone Associates.

357 King Street West—Final report will be submitted to community council for consideration at its June 13 meeting.

25 Leonard Avenue—Final report recommends council approve official plan and zoning by-law amendment applications by St. Clare’s Multifaith Housing Society. St. Clare’s proposes to construct a three-storey affordable housing building with 22 residential units, while retaining the existing six-storey residential building. The project architect is LGA Architectural Partners.

Gooderham & Worts special identity area OPA—Final report recommends council approve a city-initiated official plan amendment application for the Gooderham & Worts Special Identity Area, Triangle Lands and portions of the West Don Lands policy areas in the King-Parliament Secondary Plan. The proposed OPA is the result of a built form study for the area bounded by Parliament Street, properties on the north side of Mill Street, Cherry Street and the Union Station Railway Corridor. The study and OPA provides planning direction on appropriate massing and building typologies, protection of open spaces from new shadows, maintaining the area's cultural heritage value and the promotion of transportation modes to reduce vehicular traffic impacts.

796-802 Broadview Avenue—Final report recommends council approve a zoning by-law amendment application by Martin Rendl Associates, on behalf of owner Shaun Developments. Shaun proposes to construct a six-storey mixed-use building with 30 residential units and 360 m² of non-residential GFA. The project architect is Options Architects.

1177 Danforth Avenue—Final report recommends council approve a zoning by-law amendment application by Hunter & Associates, on behalf of 1177 Danforth Avenue. 1177 proposes to build a nine-storey mixed-use building with 92 residential units and 722 m² of at-grade retail space.

796-802 Broadview Avenue—Final report recommends council approve a site plan application by Studio JCI, on behalf of owner 772 Queen Street East. 772 Queen proposes to add two-storeys with 11 residential units onto the existing building.

1955-1985 Yonge Street, 3 Belsize Drive, 18-22 Millwood Road—Final report will be submitted to community council for consideration at its June 13 meeting.

772 Queen Street East—Final report recommends council approve a rental housing demolition application by 2400048 Ontario. 2400048 proposes to construct a seven-storey building that includes 38 replacement rental units.

59-71 Mutual Street—Request for directions report recommends council approve a settlement at the OMB regarding a zoning by-law amendment application by The Sher Corporation, on behalf of owner Sigg. Sigg proposes to build a 34-storey apartment with 265 residential units, including 12 replacement rental units.
COMMUNITY COUNCIL AGENDAS

CONTINUED FROM PAGE 9

124 Belsize Drive—Final report recommends chief planner Jennifer Keesmaat approve a draft plan of common elements condominium application, and council approve a part lot control exemption application by 124 Belsize Drive. 124 Belsize seeks to create a shared access driveway, inclusive of maintenance services and utilities, for six semi-detached houses.

261 Queens Quay East—Final report recommends council approve a zoning by-law amendment application by Waterfront Toronto to proceed with the second phase of the Bayside subdivision.

20 Perth Avenue—Report will be submitted to community council for consideration at its June 13 meeting.

10:30 A.M.

859-861 & 875 Eglinton Avenue West—Request for direction report recommends council authorize staff to attend the OMB hearing in opposition to zoning by-law amendment and rental housing demolition applications by Bousfields, on behalf of owner 90 Eastdale Avenue. 90 Eastdale proposes to build a 37-storey apartment building with 396 rental units. Four existing rental townhouses are proposed to be demolished and not replaced.

11:00 A.M.

90 Eastdale Avenue—Request for direction report recommends council authorize staff to attend the OMB hearing in opposition to zoning by-law amendment application by Devine Park, on behalf of owner Metrolinx. Metrolinx proposes to build a 16-storey mixed-use building with 253 residential units and 874 m² of non-residential GFA. The project architect is Quadrangle Architects.

55 & 65 Broadway Avenue—Request for direction report recommends council approve alterations to the heritage properties at 15-35 Mercer Street and enter into a heritage easement agreement with the owner. The properties contain buildings constructed between 1985 and 1939 for the Pilkington Brothers Limited, glass manufacturers. Two 49-storey mixed-use towers are proposed to be built on the site.

15-33 Mercer Street—Report recommends council approve alterations to the heritage properties at 15-35 Mercer Street and enter into a heritage easement agreement with the owner. The properties contain buildings constructed between 1985 and 1939 for the Pilkington Brothers Limited, glass manufacturers. Two 49-storey mixed-use towers are proposed to be built on the site.

10 Queen’s Park—Request for direction report recommends council approve alterations to the property, which contains the Royal Ontario Museum, and give authority to amend the existing heritage easement agreement. The ROM proposes to alter the existing southeast and northeast corridors within the rotunda by constructing two ramps.

2 Queen Street West—Report recommends council approve the proposed demolition of the designated heritage property and repeal the existing designating by-law and heritage easement agreement with the owner. The building’s streetwalls will be dismantled and reconstructed, and a three-storey addition constructed above.

462-486 Eastern Avenue—Report recommends council add the property to the city’s Heritage Register, in accordance with the statement of significance. The property contains a two- to-four storey bakery complex built between 1920 and 1929 by Brown’s Bread Limited.


REPORTS

Bathurst Quay neighbourhood plan study—Report will be submitted to community council for its June 13 meeting.

Bathurst-Blue Jays Way rail corridor—Preliminary report will be submitted to community council for its June 13 meeting.

39 & 41 Roehampton Avenue—Preliminary report recommends staff schedule a community consultation.
In a May 19 decision arising from an April 13 prehearing conference regarding appeals to the new City of Toronto harmonized zoning by-law, board members Chris Conti and Mary-Anne Sills allowed a motion by the city to settle the appeal by Primaris Management.

Primaris is the owner of Dufferin Mall, located at 900 Dufferin Street. It sought an exception from the by-law to recognize the 1,523 parking spaces existing on the property as of March 30, 2017 as permitted. City planner Klaus Lehman provided evidence on behalf of the city in support of the motion. The board allowed the city’s motion to settle the Primaris appeal.

City solicitor Ellen Penner advised the board that the Phase 1 hearings will deal with appeals related to a number of regulations in the by-law that have general application, but not with site-specific appeals. She submitted a draft procedural order for Phase 1 requiring all parties to identify regulations they intend to address in advance of the hearings. Phase 1 hearings began on May 8.

Phase 2 will deal with residential provisions of the by-law and the city requested parties to file their issues lists by May 19. The Phase 2 hearings will begin on June 26.

For a list of solicitors in attendance see the linked decision. [See OMB Case No. PL130592.]

meeting with the ward councillor. Goodmans, on behalf of owner MCD (Roehampton) LP, is seeking a zoning by-law amendment to permit a 48-storey residential building with 617 units. The project architect is Tact Architecture.

1982-1984 Yonge Street—Preliminary report recommends staff schedule a community consultation meeting with the ward councillor. Hunter & Associates, on behalf of owner 1438229 Ontario, is seeking a zoning by-law amendment to permit a nine-storey mixed-use building with 30 residential units and 510 m² of non-residential GFA.

Protecting heritage views—Report will be submitted to community council for its June 13 meeting regarding a city-initiated official plan amendment to further protect heritage views of city hall, old city hall and St. James Cathedral.

Laneway suites—Motion from ward 18 Davenport councillor Ana Bailão and ward 32 Beaches-East York councillor Mary-Margaret McMahon recommends that staff review the recently-completed laneway suites report by Lanescape and Evergreen and report back to the committee with recommendations to implement a laneway suites initiative in the Toronto and East York District. 🌟