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EXPANDING THE TOOL BELT

City Exploring New
Tool for Accelerating
Development
Approvals

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OLT NEWS

Decisions Issued on
Six OPA 231 Appeals

■ COMMUNITY ENGAGEMENT INFORMS SIGNIFICANT REVISIONS TO CANADA SQUARE PROPOSAL

RE-THINKING THE PUBLIC REALM

Matt Durnan

Significant revisions to a proposed mixed-use redevelopment of a key site in the Yonge and Eglinton neighbourhood will bring more than double the amount of parkland originally proposed for the project, while also adding thousands of residential units to the area and creating the potential for a large community use space and a diverse and interconnected open space network. And the community groups that participated in public consultations around the original development application for

the site are excited about the changes they are seeing.

Oxford Properties Group has resubmitted its application for rezoning a 3.7-hectare site at 2180, 2190 and 2200 Yonge Street at the southwest corner of Yonge and Eglinton. The revised application seeks to permit the development of a five-tower mixed-use community that would accommodate 2,892 residential units and approximately 73,000 square metres of non-residential gross floor area that will include office and retail uses.

A focal point of the revised redevelopment application for the site is the proposed Canada Square plaza, envisioned as a large community gathering space about the size of Dundas Square, to be integrated along Yonge Street with pedestrian pathways to the north, east, south and west. The public plaza space is designed to accommodate community gatherings of all sizes in Midtown and to serve the neighbourhood all year round. Oxford's revised proposal also includes a significant

increase in community use space, expanded from 2020's proposed 1,000 square metres of community space to around 5,500 square metres.

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Rendering of the proposed Canada Square redevelopment at 2180 Yonge Street. The public square proposed for the project would be close in size to Toronto's Dundas Square, would open onto Yonge Street and would include pedestrian pathways. The space is designed to accommodate community gatherings year-round.

ARCHITECT: HARIRI PONTARINI ARCHITECTS
SOURCE: CITY OF TORONTO



UPCOMING DATES

JANUARY

- 27 Scarborough Community Council, 9:30 a.m. (video conference)
- 30 Infrastructure & Environment Committee, 9:30 a.m. (video conference)
- 31 Executive Committee, 9:30 a.m. (video conference)

FEBRUARY

- 6 CreateTO, 1:30 p.m. (video conference)
- 7-9 City Council, 9:30 a.m.
- 14 Special City Council (Budget), 9:30 a.m.
- 15 Preservation Board, 9:30 a.m.
- 16 Economic & Community Development Committee, 9:30 a.m.
- 21 Board of Health, 9:30 a.m.
- 22 North York Community Council, 9:30 a.m.
- 23 Toronto & East York Community Council, 9:30 a.m.
- 24 Scarborough Community Council, 9:30 a.m.
- 27 Etobicoke York Community Council, 9:30 a.m.
- 28 Planning & Housing Committee, 9:30 a.m.
- TTC Board, 10:00 a.m.

MARCH

- 3 General Government Committee, 9:30 a.m.
- 20 Infrastructure & Environment Committee, 9:30 a.m.



CITY PLANNING STAFF EXPLORING NEW TOOL FOR ACCELERATING DEVELOPMENT APPROVALS

EXPANDING THE TOOL BELT

Matt Durnan

The City of Toronto is exploring potential uses for a new provincial tool that could help the City expedite approval of priority affordable housing projects.

Ward 19 Beaches-East York Councillor **Brad Bradford** brought forward a request to the planning and housing committee on January 19, that city staff explore the feasibility of utilizing the Province's Community Infrastructure and Housing Accelerator (CIHA) tool to expedite rezonings and development approvals for a variety of affordable housing projects.

Bill 109: *More Homes for Everyone Act, 2022* made changes to the *Planning Act* to create a new ministerial authority known as the CIHA tool, which gives the **Minister of Municipal Affairs and Housing** the power to issue orders in response to municipal requests for expedited zoning in areas outside of the Greenbelt area.

The CIHA tool works similarly to a Minister's Zoning Order (MZO). But

rather than working from the 'top down' where the Minister can override local planning authority with an MZO in order to approve development, the CIHA tool is deployed upon request from a municipality. After the municipality has provided public notice of a proposed affordable housing project and is undertaking public consultation, it can request a CIHA tool from the Minister. In this sense, the CIHA tool functions within a 'bottom up' structure.

"The Province has been using the MZO tool for decades now, a tool that has many similarities to that of CIHA, so we've been able to see what benefits come from expediting these types of projects," Bradford told *NRU* in an email.

"We've also seen the **Town of Bowmanville** use the CIHA to expedite approval of an 84-unit affordable housing project just last December. That's exactly what we're hoping to do here in Toronto—get more affordable housing

projects delivered sooner."

The use of the CIHA tool that Bradford is referring to was unanimously approved by **Municipality of Clarington** council on December 12, 2022, with council voting to request the Minister of Municipal Affairs and Housing to expedite the zoning of 200 Baseline Road in Bowmanville. The rezoning sought to permit the development of 32 affordable townhouses and an accessible three-storey apartment building containing 52 dwelling units that would be affordable for low- and moderate-income households and local seniors.

With council's unanimous vote in favour, Clarington became the first municipality in Ontario to request a CIHA to fast-track new affordable housing.

The Province's stipulations for use of the CIHA tool are quite expansive, and include numerous development types such as health care, long-term care, educational,

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recreational, socio-cultural activities, infrastructure, security and safety, and any type of housing, including community housing, affordable housing and market-based housing.

Other types of developments that may be accelerated by the tool include development associated with transportation infrastructure, buildings that would facilitate employment and economic development, as well as mixed-use developments.

While the breadth of types of development to which the tool can be applied is vast, Clarington has opted to take an approach where they will only make CIHA requests for non-profit housing and economic development.

“So, this tool allows for any type of housing, but if you’re a private sector developer that is building housing—and we all need housing and high-density housing—but that doesn’t make it non-profit affordable housing,” Municipality of Clarington manager of community planning and economic development **Carlos Salazar** told *NRU*.

“We want to use it for non-profit housing and economic development because we also need job creation. We don’t

want to become a dormitory community and we want to diversify the economy, so these are the two very specific purposes. If it’s a private sector development, yes we want housing and that’s great, but follow the process.”

Bradford has requested that staff explore the feasibility of utilizing CIHA to expedite rezonings and approvals for priority affordable housing projects, including but not limited to: Housing Now sites, projects in the City’s rapid housing initiative, the City’s modular housing initiative, **Toronto Community Housing Corporation** sites and projects, affordable rental housing, co-op and non-profit housing, and permanently affordable ownership units.

“We’re looking to understand whether this program will be an effective tool for expediting housing in the Toronto context,” Bradford said.

“Having our city planning staff take a technical look at the policies and processes this tool offers, and reporting back to our committee is the best way to chart our next steps.”

Responsible for analyzing the feasibility of deploying this tool is City of Toronto

director of strategic initiatives, policy and analysis, **Kerri Voumvakis** and City planning staff.

Voumvakis explained that the City has been engaged in a similar process to the CIHA process in the context of MZO in the past, as in many cases, it was the City of Toronto that was requesting an MZO from the province.

“In the past, when the Minister was making many MZOs, we actually initiated the request. And I’ll cite as an example, the modular housing proposal; time was critical to the City and we passed and followed what was the appropriate process, which was to ensure the public was notified and there was opportunity for engagement. And then, we put in our request for the MZO,” Voumvakis told *NRU*.

“I would say that the Province has now formalized this through the CIHA because it enables the Minister to make a zoning order at the request of the municipality by council resolution.”

Similar to how Clarington has set out its stipulations for where and how it will make use of the CIHA, the report requested by Bradford from City of Toronto planning staff will explore the best use of this tool for Toronto and where and in which instances it should be applied.

“Really, what we’re being asked to do is to come back with a report on

how we would use it, what circumstances. So, that’s going to be the nuance for us—where we may narrow it,” Voumvakis said.

There is no definitive metric or formula as far as the time savings that can be realized through the use of the Province’s accelerator tool, but Voumvakis believes that the greatest time savings will be realized by expediting approvals through avoiding lengthy appeals.

“You’re eliminating the appeals process first and foremost. If there’s an individual that wants to appeal one of the matters, they have no appeal. That’s removed through using this tool,” Voumvakis said.

“Let’s take an affordable housing project as an example. If it’s appealed, we’re really at the mercy at the scheduling of the hearing with the OLT (**Ontario Land Tribunal**), which can be quick or it can be protracted, just based on the number of cases that the OLT has before it and its capacity to deal with these matters. So, you’re removing that.”

In question at the moment from the City’s perspective is the potential for the Minister to attach conditions to a CIHA. Voumvakis says that the City is hoping to open a dialogue with the province regarding what kinds of conditions could be imposed on a CIHA-expedited project,

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and what they could mean, as city staff works through developing its report.

The Minister may impose conditions on the approval of a community infrastructure and housing accelerator order.

Conditions could be imposed to ensure that certain studies, assessments, consultations and other necessary due diligence associated with any proposed development that would be subject to the CIHA

order would be adequately addressed before construction or site alteration can begin.

“I think the Province saw a lot of municipalities asking for MZOs while they [the Province] were also imposing [MZOs],” Voumvakis said.

“If the city wants to accelerate something which is in line with a provincial direction—and certainly, our council’s direction is to bring housing on stream more—it’s a tool that’s there for us to

utilize, and then we get to set the parameters around how we will use it.”

City staff will return to City of Toronto planning and housing committee with their feasibility report at its meeting on April 27, 2023. 🌱

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RE-THINKING THE PUBLIC REALM

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Currently, the site accommodates three office buildings and a two-level parking garage.

Oxford's original application for the mixed-use redevelopment was submitted to the City in December of 2020 (See: *"Unlocking Potential"*, *Novae Res Urbis Toronto*, January 8, 2021). After a rigorous community consultation process and consultations with City staff, the developer has returned with a new submission that better aligns with the community's desired vision for the area.

"I would say that the

biggest change—and a positive change—with this proposal is a complete re-think of the public realm, and a focus on that public space and the open space around the site," **City of Toronto** senior planner **David Driedger** told *NRU*.

"The original application had a lot of open space on the site, but the midblock open space through the site had a large grade difference. And a lot of that is the interplay with the TTC infrastructure. While it looks like a lot of open space on the site, what you ended up having was a multi-storey drop between one side of the open

space to the other...I think in many ways, the public really saw this as not a great open space."

Oxford's original application for the property included around 1,800 square metres of public park space. Its recent application, resubmitted January 6, 2023, more than doubles that number, proposing a 4,200-square-metre public park.

"Rather than having the park focus on this small park on the west side of the site with this large mid-block piece through the site, we now have a large 4,200-square-metre park at the west side of the site," Driedger said.

In addition to creating more park space on the site, there are significant sustainability improvements in the new proposal, with the 17-storey

office building at 2200 Yonge Street—which was initially

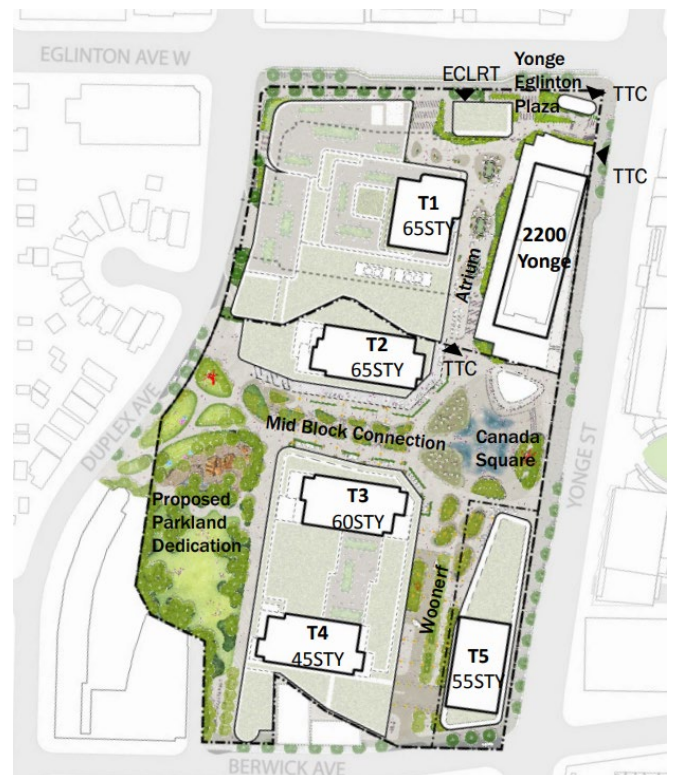
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Left: Map of the site of Oxford Properties Canada Square redevelopment proposal at 2180 Yonge Street. Earlier this month, Oxford resubmitted its rezoning application to permit the construction of a five-tower mixed-use community that would accommodate 2,892 new residential units and approximately 73,000 square metres of non-residential gross floor area that would include office and retail uses.

SOURCE: CITY OF TORONTO

Right: Oxford Properties' revised proposal for its site at 2180 Yonge Street. Informed by rigorous public consultation, Oxford has more than doubled the amount of parkland proposed in its original 2020 proposal, while opening up the site to Yonge Street via Canada Square on the eastern edge of the site. The revised proposal also retains a 17-storey office tower at 2200 Yonge Street that was originally proposed for demolition.

SOURCE: CITY OF TORONTO



RE-THINKING THE PUBLIC REALM

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proposed to be demolished—now proposed to be retained.

Oxford's new submission serves as an excellent example of the value of community consultation and engagement, with community members reporting that they feel much more positive about this latest proposal.

"We always had a public open space and a community space that was integrated into the site, but through the two years of engagement between the first submission and this new submission, we heard loud and clear that open spaces and community uses was one of the key priorities for this site," **Urban Strategies** partner **Christine Fang-Denissov** told **NRU**.

"We really took the opportunity to build off of

the planning and the thinking to date and found a creative strategy to really maximize the open space, so now, it's one acre in size, and it's animated that space that could be inhabited

by a community use."

The community space is slated to come online as part of the second of three phases of the site's development, with the specific use to be determined through further public engagement down the road. Fang-Denissov notes that the space could accommodate any of a variety of different uses, from a recreation centre to a school.

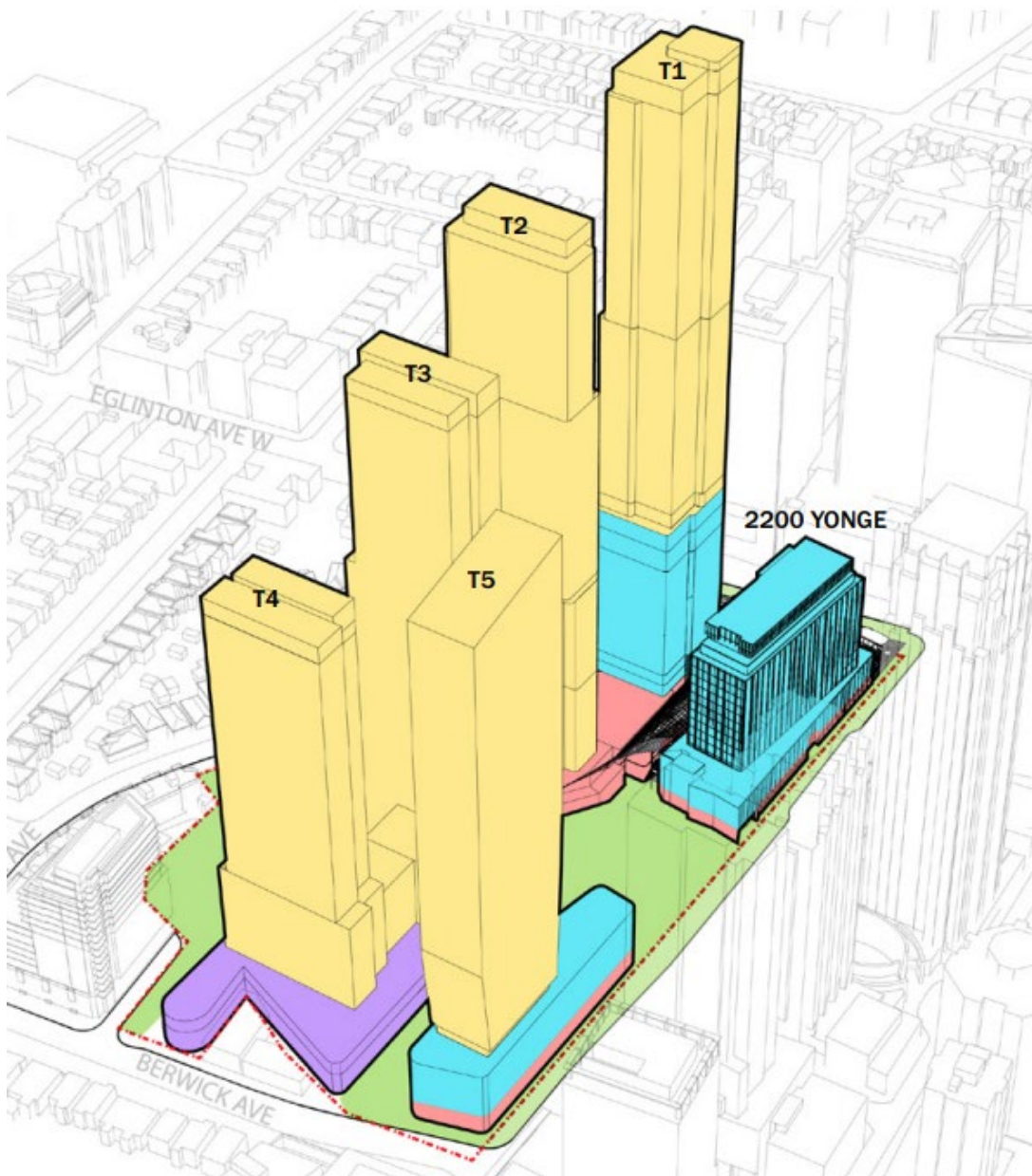
"What's interesting about this plan is that agreements need to be made in terms of who is actually best-suited for that space, so this can really accommodate a whole range of possibilities in the future," Fang-Denissov said.

A number of community groups were very hands-on throughout the engagement process and were integral informants for the revision of

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Proposed distribution of uses at Oxford Properties Group's site at 2180 Yonge Street. The five-tower mixed-use development would accommodate nearly 2,900 new residential units (yellow), office space at the base of tower five and in tower one, along with retained office space at 2200 Yonge Street (blue). The pink shaded area indicates retail space within a podium fronting Yonge and Eglinton, while the purple space at the base of tower four is designated for future community use and could accommodate a recreation centre or new school.

PLANNER: URBAN STRATEGIES
SOURCE: CITY OF TORONTO



RE-THINKING THE PUBLIC REALM

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the initial proposal.

Quantum Owners & Residents Association (QuORA) which represents residents at 2181 and 2191 Yonge Street, directly across the street from the proposed development, was one of a number of residents' groups that participated in community consultations around the Canada Square redevelopment proposal.

QuORA president **David Ticoll** says that he is pleased with the resubmission and with how Oxford Properties listened to the concerns and desires of existing Midtown community members.

"We went through the first round of the initial application in December of 2020, and our reaction, and the community reaction was that this was inappropriate. The layout was inappropriate, there wasn't enough community-oriented space, there wasn't enough parkland and there were no provisions for schools or cultural amenities, which are all sorely lacking in Midtown," Ticoll told *NRU*.

"We brought everyone together and brought [ward 12, Toronto-St. Paul's councillor] **Josh Matlow** on board and the other two councillors in the area [ward 8, Eglinton-

Lawrence councillor **Mike Colle** and ward 15, Don Valley West councillor **Jaye Robinson**], so it was ultimately a pretty strong group that got behind us."

Ticoll is particularly pleased with the integration of a potential future community use space into the proposal, along with the significant increase in parkland, while applauding the efforts to make the site much more pedestrian-friendly than what had been initially proposed.

"Looking at the layout, it's easy to navigate. It's very pedestrian-friendly, whereas previously, a lot of space was dedicated to building lobbies—even ground floor office and some residential on the ground floor," Ticoll said.

"A lot of that has gone away, and a big part of it has now gone to community use. And another big part of it has gone to retail, which is one of the things we did advocate for—that there should be more retail and to make this more of a retail destination for the city."

While the overall layout of the site has been reworked to be more pedestrian-friendly and to accommodate more parks and open space, the general structural layout remains unchanged, with the tallest buildings being proposed for the north end of the site and the heights decreasing as you move towards the southwest of the site.

The Republic Residents' Association, which represents the interests of residents at 25 Broadway Avenue and 70 Roehampton Avenue, was heavily-involved in the consultation process and co-chair **Miria Ioannou**, like QuORA president Ticoll, was pleased with the work

undertaken by Oxford to revise its proposal and listen to the input from the community.

"They [Oxford] really have addressed a lot of the concerns of the community. For us, one of the most important things was the park space and the open green space, and they did make a big change from what they had originally put in," Ioannou told *NRU*.

"We also wanted to make sure that the community gathering space that they proposed was a true gathering space for the community and that it wasn't an enclosed area that would look inward. But we wanted to make sure that it looked out on to Yonge Street, so that when you're walking down the street, you can actually see the open area and that it would welcome you in.

"I think that it's a really important message to get out to other developers that, yes, it's wonderful that you're building housing, but it has to fit into a community and the community has to support it." 🌱



Rendering of Oxford Properties' proposed redevelopment of 2180 Yonge Street with a five-tower mixed-use community at the southwest corner of Yonge and Eglinton. This rendering looks east at the development with the tallest tower standing 65-storeys at the north end of the site. The proposed development would accommodate nearly 2,900 new residential units, a 4,200-square-metre public park and 5,500 square metres of future community space in addition to a large public plaza fronting onto Yonge Street.

ARCHITECT: HARIRI PONTARINI ARCHITECTS
SOURCE: CITY OF TORONTO

STANDING COMMITTEE AGENDAS

INFRASTRUCTURE & ENVIRONMENT COMMITTEE

Infrastructure & Environment Committee will consider the following at its meeting Monday, January 30 at 9:30 a.m. in Committee Room 1, City Hall.

Cycling Network Plan—[Report](#) provides an update on the progress of the Cycling Network Near-Term Implementation Program (2022-2024) and recommends council approve of permanent installations of bicycle lanes on Yonge Street between Davisville Avenue and on Bayview Avenue from River Street to Front Street East.

Net Zero actions update—[Letter](#) from councillor **Dianne Saxe** requests that staff provide council with a status update on 40 distinct action items from a report adopted by city council in December, 2021 entitled

“TransformTO Critical Steps for Net Zero by 2040”.

EXECUTIVE COMMITTEE

Executive Committee will consider the following at its meeting Tuesday, January 31 at 9:30 a.m. in Committee Room 1, City Hall.

Re-establishing Council advisory bodies for 2022-2026—[Report](#) recommends that council re-establish for the 2022-2026 council term the following advisory committees and boards: the Confronting Anti-Black Racism Advisory Committee; the Film, Television and Digital Media Advisory Board; the Toronto Music Advisory Committee; the Two-Spirit, Lesbian, Gay, Bisexual, Transgender and Queer (2SLGBTQ+) Advisory Committee; and the Toronto Francophone Affairs Advisory Committee.

Toronto ESG annual performance report—[Report](#) includes the **City of Toronto’s** key Environment, Social and Governance highlights and achievements over 2022.

CafeTO 2023 and beyond—[Report](#) recommends a return to the usual outdoor roadside patio permit process for all café types with proposed amendments to the Toronto Municipal Code that take into consideration the recent proliferation of on-street cafés city-wide since the onset of the COVID-19 pandemic,

including policies to ensure critical safety, accessibility and compliance with aesthetic requirements in the future. The report also recommends that updated fees be charged to businesses participating in CafeTO in 2023 to enable partial cost recovery associated with the delivery of the CafeTO program. 🌱

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IN BRIEF

Rents up, vacancy down

Canada Mortgage and Housing Corporation (CMHC) released its latest annual rental market report this week, reflecting a national vacancy rate for rental housing at its lowest level since 2001.

The report notes that despite a significant increase in rental supply in some of Canada's largest cities, a surge in demand for rental housing in 2022 lowered the national vacancy rate for purpose-built rental apartments from 3.1 per cent to 1.9 per cent.

In Canada's largest three rental markets—Montreal, Vancouver and Toronto—Toronto experienced the sharpest decline in available rental housing. In Toronto, the primary rental apartment vacancy rate fell from 4.4 per cent in 2021 to 1.7 per cent in 2022.

CMHC attributes the recent surge in demand for rental housing to higher net immigration levels across the country, the return of students to in-person learning, and to higher home ownership costs, with increased mortgage rates driving up already-high home ownership costs and making it more challenging and less appealing for renters to transition to home ownership.

CMHC also reported a new annual high in growth

of rental costs for two-bedroom purpose-built rental apartments, at 5.6 per cent—a figure well above average rent cost growth for two-bedrooms reported between 1990 and 2022. The highest average rent growth for two-bedroom purpose-built rental apartment units was for apartments that turned over to a new tenant (average 18.3 per cent growth in rental costs). Rents for two-bedroom purpose-built rental apartments without tenant turnover grew by 2.9 per cent). Higher average rents for two-bedroom purpose-built rental units were reported across the country.

Rental condominium units represented 19.3 per cent of total rental unit stock across city centres. In Vancouver, Calgary and Toronto, more than one third of all residential rental supply consists of condominium rentals.

Despite an overall increase in rental condominium supply in 2022 of 7.2 per cent across Canada, the average vacancy rate for condominium rental units declined from 2021 (when it was 1.8 per cent), remaining low at 1.6 per cent.

CMHC chief economist Bob Dugan said “Lower vacancy rates and rising rents were a common theme across Canada in 2022. This caused affordability challenges for renters, especially those in

the lower income ranges, with very few units in the market available in their price ranges.”


Dugan stressed that “the current conditions reinforce the urgent need to accelerate housing supply and address supply gaps to improve housing affordability for Canadians, as stated in our report “[Housing Shortages in Canada: Solving the Affordability Crisis](#)”.

The CMHC's annual rental market report offers in-depth analysis and identifies rental market trends for centres across Canada. The report is based on data collected through CMHC's fall rental market survey and condominium apartment survey results.

To access the full CMHC Rental Market Report, please visit the CMHC website [here](#).

Altus Group releases report on construction costs

Altus Group released its 2023 Canadian Cost Guide this week. The purpose of the guide is to help industry experts better understand real estate development and infrastructure construction costs in Canada to inform initial budgeting estimates for new construction projects in major cities across Canada. For more information, or to access the guide online, please

visit the link [here](#), or reach out to Altus Group by emailing contact-us@altusgroup.com. 

OLT NEWS

DECISIONS ISSUED ON SIX OPA 231 APPEALS

In a January 19 decision, OLT Vice-Chairs **Gillian Burton** and **Douglas Colbourne** issued a decision regarding six settlements of site-specific appeals to the **City of Toronto's** Official Plan Amendment 231 (OPA 231) pertaining to policies for economic health and policies, land use designation and mapping of Employment Areas.

The decision relates to OPA 231 Hearing Subphase 6C, Southwest Etobicoke. At an OLT hearing on November 22, 2022, the City brought six motions to settle various site-specific appeals, as described below.

FIMA Development owns lands at 415 Evans Avenue and 302 and 320-324 Horner Avenue. **851653 Ontario Inc.**, which owns lands at 104 & 170 Evans Avenue, as well as **South Etobicoke Industrial Employers Association**, sheltered under FIMA's appeal. The settlement of the FIMA appeal: (i) re-designates 302, 322 & 324 Horner Avenue from *Core Employment Areas* to *General Employment Areas*; confirms the designation of 320 Horner Avenue as *Core Employment Areas*, and adds a Site and Area-

Specific Policy 806 to permit automotive dealership use on the lands at 415 Evans Avenue. City planner **Pauline Beaupre** provided evidence in support of the proposed modifications.

Queenscorp (Royal York) Inc. owns lands at 2, 7, 10 & 12 Queen Elizabeth Boulevard, 507, 514, 516, 520 & 522 Royal York Road and 3, 5, 15 & 17 Sinclair Street (Queenscorp assumed the appeal initiated by the previous owner of the lands). The settlement of the Queenscorp appeal retains much of these lands as *Core Employment Lands* and re-designates the eastern portion to *Mixed Use Areas* to permit intensification with a mix of employment, residential and other non-residential uses, including an affordable housing contribution. City planner **Gerry Rogalski** provided evidence in support of the proposed modifications.

2552317 Ontario Inc. (Cinespace Studios Inc.) owns 15 North Queen Street. The settlement of the Cinespace appeal would add a new Site and Area-Specific Policy to the lands, allowing communication and broadcast facility uses as a primary use, with permitted ancillary uses including hair and make-up rooms,

dressing and fitting rooms, workshops, a training facility, storage and warehousing, equipment distribution and rental, maintenance facilities and utility plants, small-scale retail and service facilities, parking facilities, and studios for live performance or rehearsals. City planner **Kyle Fearon** provided evidence in support of the proposed modifications.

Talisker Queensway GP Inc. owns 1025 The Queensway and sought a re-designation of the property from *General Employment Areas* to *Mixed Use Areas*. The settlement of the Talisker appeal would add a Site and Area-Specific Policy requiring the provision of 14,500 square metres of employment area on lands designated *General Employment Area*, at least 2,500 square metres of non-residential area on the portion of the lands designated *Mixed Use Areas* and requirements for affordable housing as part of any development proposed on the *Mixed Use Area* lands, among other matters. Planner Rogalski provided evidence in support of the proposed modifications.

Jacinto Car Wash Ltd. owns lands at 2006-2010 Dundas Street West. The settlement of Jacinto's appeal

will retain a portion of the lands within 30 metres of the adjacent rail corridor as *Core Employment Areas*, and re-designate the balance of the lands to *Mixed Use Areas*, removing existing Site and Area-Specific Policy 154 from the lands, and adding a new Site and Area-Specific Policy to establish parameters for future development. City planner **Janani Mahendran** provided evidence on behalf of Jacinto, in support of the proposed modifications.

Ethel Holdings Limited owns lands at 87 Ethel Avenue. The settlement of 87 Ethel Holding's appeal introduces a new Site and Area-Specific Policy to recognize the lands as *Mixed Use Areas* and *Parks* instead of *Core Employment Uses* as was proposed in OPA 231. The settlement also establishes parameters for the future redevelopment of the lands and for required rail safety measures. Planner **Bill Dalton (IBI Group)** and rail safety expert **Michael Mikhail (JSW+ Associates)** provided evidence on behalf of Ethel Holdings, in support of the proposed modifications.

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The Tribunal accepted the evidence of the expert witnesses in support of the proposed policy modifications and allowed the six appeals, ordering the associated amendments to OPA 231.

Solicitors involved in this decision were **Christina Kapelos (Ritchie Ketcheson Hart & Biggart)**, **Laura Bisset** and **Cameron McKeich** representing the City of Toronto, **Chris Tzekas**

(**WeirFoulds**) representing 2552317 Ontario Inc. (Cinespace Studios Inc.), **John Alati** and **Alex Lusty (Davies Howe)** representing Ethel Holdings Ltd., **Lee English (Borden Ladner Gervais)** representing Talisker Queensway GP Inc., **Barry Horosko (Horosko Planning Law)** representing FIMA Development, 851653 Ontario Inc., 2242781 Ontario Inc. and Q Developments,

Raj Kehar (WeirFoulds) representing Jacinto's Car Wash Ltd. and Portuguese Village Investments Limited,

Kristie Stitt and Kagan Shastri (Kagan Shastri DeMelo Winer Park) representing Queenscorp (Royal York) Inc., **Donya Yarahmadi (Stikeman Elliott)** representing South Etobicoke Industrial Employers Association and **Katryna Vergis-Mayo (Dentons)** representing Samuel Sarick Limited.

[See OLT Case No. [OLT-22-002343](#).] 🌸

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PEOPLE

Etobicoke North Member of Parliament **Kirsty Duncan** has advised her constituents that she will be taking a leave of

absence to address a medical challenge effective immediately. The MP's Etobicoke North team will manage all business for

the riding in her absence until her return from leave. Duncan has served as the member of parliament for Etobicoke North

since 2008, winning the position in five consecutive elections.