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2

HOUSING THE CITY'S
STUDENTS

Proposed Project
Would Bring 72 Units
to Kensington Market

6

ARISING FROM HERITAGE

Vertical Village
Proposed for Historic
Maitland St. Property

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■ MIXED-USE TOWER WOULD ADD NEW USES TO KING-SPADINA CONSERVATION DISTRICT

INTENSIFYING HERITAGE

Matt Durnan

A development proposal to remove an above-grade parking structure and redevelop an existing five-and-a-half-storey office building into a 59-storey mixed-use tower in the King-Spadina neighbourhood would bring more than 500 new purpose-built rental housing units to the city's downtown, diversifying and intensifying land uses on the site. And the proposed design of the new tower, to be integrated into and over the existing heritage office building on the site will reference the built form history of Simcoe Street's industrial past, while also adding more office space to the area.

BentallGreenOak is in the site plan application approval stage with the **City of Toronto** for its proposed development for 100 Simcoe Street, for a building that would not only add significant rental housing to the area, but would also rejuvenate and reanimate the

streetscape by paying homage to the historic built forms that have characterized the neighbourhood for decades.

Currently, the Simcoe Street site accommodates a five-and-a-half-storey office building and a six-storey above-ground parking structure. The parking structure is slated for demolition, while the office

building will be retained as it has been identified as a contributing structure reinforcing neighbourhood character in the King-Spadina Heritage Conservation District Study and Plan.

"This site has three frontages: onto Adelaide, Simcoe and Pearl, and from a development perspective,

certainly it's in the King-Spadina secondary plan area, and this is an area we have identified for intensification," Toronto East York district south section community planning manager **Willie Macrae** told *NRU*.

"We're certainly excited for the redevelopment of that site, and particularly, getting rid of the above-grade parking garage."

The five-and-a-half-storey office building that currently sits on the site was originally designed in 1904 as a four-

CONTINUED PAGE 9 ■



Rendering of BentallGreenOak's proposed mixed-use tower for 100 Simcoe Street. The tower would bring 524 purpose-built rental units to the neighbourhood, while integrating a heritage building (brown brick) into the base of the tower. BentallGreenOak's redevelopment of the site would also retain existing office space and add a significant amount of new office space to the mixed-use development.

ARCHITECT: HARIRI PONTARINI ARCHITECTS, ERA ARCHITECTS
SOURCE: CITY OF TORONTO

UPCOMING DATES

FEBRUARY

- 20 Family Day (statutory holiday)
- 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.
- 21 Executive Committee, 9:30 a.m.
- 23 Preservation Board, 9:30 a.m.
- 27 CreateTO, 1:30 p.m.
- 29 – 31 Council, 9:30 a.m.

APRIL

- 3 Etobicoke York Community Council, 9:30 a.m.
- 4 North York Community Council, 9:30 a.m.
- 5 Scarborough Community Council, 9:30 a.m.
- 12 Toronto & East York Community Council, 9:30 a.m.
- 13 TTC Board, 10:00 a.m.
- 17 Board of Health, 9:30 a.m.
- 20 General Government Committee, 9:30 a.m.



■ PROPOSED STUDENT-FOCUSED DEVELOPMENT COULD BRING
72 NEW DWELLING UNITS TO KENSINGTON MARKET

HOUSING THE CITY'S STUDENTS

Matt Durnan

A landowner is seeking to bring more student-focused housing to Toronto's Kensington Market by redeveloping a site that accommodates a vacant retail space and a large surface parking lot. The proposed five-storey mixed-use rental apartment building would not only house students attending nearby post-secondary institutions and retail uses at grade, but could also potentially create more housing availability in the neighbourhood for non-students, indirectly.

Toronto and East York community council received a presentation from **Bousfields** at its January 26 meeting regarding an application for a zoning by-law amendment for 17 St. Andrew Street. The applicant seeks to permit the development of 72 new student-focused rental units on the site, while maintaining the area's fine-grain retail character at street level that has long

been a signature of Kensington Market.

The proposed development has undergone some tweaking since the application was first filed with the **City of Toronto** in October of 2019, and the site presents a unique opportunity.

"This property is pretty rare in Kensington Market in that it's pretty large, relatively speaking. There's not too many of these types of large-scale properties...The market is filled with vacant smaller properties, which we constantly have applications for," City of Toronto senior planner **Mladen Kukic** told *NRU*.

Kensington Market is known for its unique and eclectic mix of fine-grain retail storefronts. The area boasts more than 200 local businesses, ranging from bulk food markets to butcher shops to clothing stores to retro furniture boutiques, not to mention bars, restaurants and cafes.

The retail strategy associated

with the proposed development went through its share of back and forth between the City and the project proponent as the initial proposal included just a single storefront at grade, spanning the entire width of the proposed building.

"Given the unique nature of the retail context of Kensington Market, which is characterized by very small, very narrow, low floor-to-ceiling heights retail units which typically cater towards smaller retailers, we wanted to replicate that character in this development," Kukic said.

"So [the applicant] came back with three retail units in this development at a width of six to eight metres, and because they're not providing any underground parking, they're able to use the underground levels of the retail units for storage and washrooms."

Student-focused housing addresses an important niche

CONTINUED PAGE 3 ■

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HOUSING THE CITY'S STUDENTS

CONTINUED FROM PAGE 2

market of people who are in need of housing in Toronto, and can be hard to find given that those seeking this housing are in many instances on a fixed budget. Kensington Market is in close proximity to the **University of Toronto** (U of T), **Toronto Metropolitan University** (TMU) and **OCAD University** (OCAD U), and this proposed development and others like it have an important role to play in ensuring that students have place to live that is close to their place of study.

York University associate professor of planning **Luisa Sotomayor** is a member of the advisory team **StudentDwellTO**, a

collaboration between U of T, TMU, York U and OCADU that began in 2017 as an effort to research and address how Toronto's housing crisis

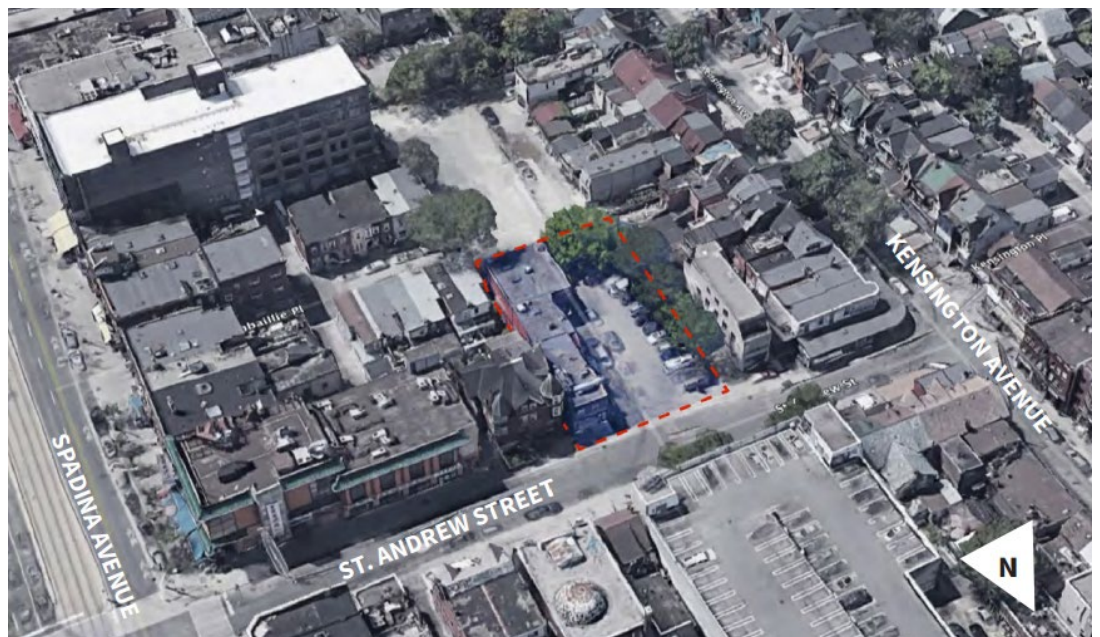
impacts students in the GTA.

"There is a real crisis of student housing, and students haven't been involved in the conversations or discussions about affordable housing in the city. There has been a disconnect between higher education recruitment—particularly of international students—and we're increasingly seeing these horror

stories of international students being exploited and getting a bad housing arrangement," Sotomayor told NRU.

"And on the other hand, universities no longer have access to grants and other resources they had in the 60s and 70s to build their own institutional housing. What we have now is a real crisis of student housing that puts a

CONTINUED PAGE 4



Map showing the location of 17 St. Andrew Street (perforated red line) in Kensington Market. Currently, the site accommodates a vacant retail building and a surface parking lot. The owner of the property is seeking to redevelop the site to accommodate a five-storey mixed-use, student-focused housing building.

SOURCE: CITY OF TORONTO

Photo of 17 St. Andrew Street, looking northwest across St. Andrew Street. The owner of the property is seeking to redevelop the site, which currently accommodates a vacant retail building and a parking lot, with a mixed-used development containing student-focused housing and retail at grade within a five-storey building.

SOURCE: CITY OF TORONTO



HOUSING THE CITY'S STUDENTS

■ CONTINUED FROM PAGE 3

lot of pressure on the city of Toronto, given the large urban higher education institutions.”

Sotomayor says that while the importance of student housing cannot be overstated, there can be some potential ripple effects that should be considered when developing student-focused housing—specifically a neighbourhood impact she calls “studentification”.

“In the absence of

university-provided dormitories, there’s a huge market for students and while it does meet a need, there’s also a rising problem in terms of ‘studentification’; basically students encroaching on and transforming residential neighbourhoods that used to be working class, affordable neighbourhoods for residents,” Sotomayor said.

“That’s one potential tension for these types of projects.

We’ve also seen that many of these privately-developed student housing buildings tend to be very expensive. So, they cater to a particular type of student and not the average student. This can create inequality among the student body.”

In December 2019, Toronto and East York community council adopted a recommendation to initiate the Chinatown Study, which is intended to guide new development within the lands to the east and west of Spadina Avenue, between Beverley Street and Cameron Street and between College Street and Queen Street.

The purpose of the study is to plan for new development within the study area in a manner that will preserve the character of Chinatown while also contributing to the area’s affordable housing stock. To date, that study has not yet been initiated.

“As the need for more housing continues to grow, so does the need to expand

CONTINUED PAGE 5 ■

Rendering of a proposed mixed-use development for 17 St. Andrew Street. The owner of the site is proposing to construct a five-storey student-focused housing development containing 72 rental apartment units, with retail at grade.

ARCHITECT: SWN ARCHITECTS
SOURCE: CITY OF TORONTO



HOUSING THE CITY'S STUDENTS

■ CONTINUED FROM PAGE 4

housing options, including within areas like Kensington Market,” Bousfields partner **David Huynh** told Toronto and East York community council members at the January 26 meeting.

“The applicant is excited about this project and believes that providing student-focused housing will have a positive impact on the housing landscape within the surrounding area.”

That positive impact, as

envisioned by the applicant and the planners, would occur when students who live in the nearby area relocate to the student-focused building, opening up more housing availability for non-students seeking to move into the area.

The proposed five-storey building would include 51 studio apartment units, eight one-bedroom units and 13 two-bedroom units. The design of some of the proposed units within the building however

would be adaptable based on need.

“To meet the dynamic and changing needs of students and residents, eight of the units can be converted into two and three-bedroom units to accommodate larger households,” Huynh told Toronto and East York community council members.

“As the property is in a transit-rich walkable neighbourhood, the proposed development provides no car parking spaces and provides a total of 103 bicycle parking spaces.”

At its meeting February 7 and 8, Toronto city council amended the proposed zoning by-law application for 17 St.

Andrew Street, with a request that the general manager of transportation services review and report back to council on the feasibility of amending Schedule B of the City of Toronto Municipal Code to exclude 17 St. Andrew Street from permit parking area 6C.



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ARISING FROM HERITAGE

Chantel Watkins

Toronto's downtown core could soon see the rise of another tall building if a developer's proposal to redevelop a pair of four-storey heritage apartment buildings near Yonge Street and Wellesley Street East into a 61-storey building is approved. It could also see the addition of more than 500 new purpose-built rental units to Toronto's depleted housing inventory, and spaces for community programming, remote work, bicycle parking and maintenance and pet amenities within a structure inspired by the heritage and community context of the neighbourhood.

Hazelview Developments has submitted official plan amendment and rezoning applications to permit the development of a new purpose-built rental apartment building at 34, 36 and 42 Maitland Street. The existing four-storey buildings on the site, known as **The Maitlands**, are listed on the **City of Toronto's** Heritage Register. These existing structures would be mostly demolished, with their facades proposed to be retained as part of a four-storey podium for a new 57-storey tower, which would accommodate 584 rental apartment units. Hazelview submitted a proposal for the redevelopment to the City of

Toronto on December 29, 2022.

A piece of Toronto history, the existing Maitland Apartments were developed in 1911 and are an early example of a multi-unit residential development in Toronto.

According to the heritage impact statement submitted as part of the redevelopment proposal, the existing buildings on the site are among the first 67 apartment buildings to have been built in the city of Toronto,

and as such, the buildings have important contextual value, and help to define and support the historical character of the area.

Retaining the heritage components of the existing buildings poses a unique challenge for the developer, which, in collaboration with **Turner Fleischer Architects**, is proposing a selective deconstruction process that would retain the heritage character of **The Maitlands** buildings by preserving the original facades and integrating them into a new four-storey podium. Atop the podium would be a more modern 57-storey residential tower, creating a 'vertical community'

CONTINUED PAGE 7 ■



Location of the site at 34, 36 and 42 Maitland Street, where Hazelview Developments is proposing to develop a 61-storey residential tower. Currently, the site accommodates two four-storey heritage rental apartment buildings, which would be selectively deconstructed to preserve the facades and retain the heritage character in the new development.

PLANNER: BOUSFIELDS INC.
SOURCE: CITY OF TORONTO

One of the two existing apartment buildings Hazelview Developments has proposed for redevelopment at 34, 36 and 42 Maitland Street, known collectively as **The Maitlands**. The buildings were constructed in 1911 and serve as one of the earliest examples of multi-unit residential type buildings in Toronto.

SOURCE: ARCHITECTURAL CONSERVANCY ONTARIO

ARISING FROM HERITAGE

■ CONTINUED FROM PAGE 6

with an exterior design that draws inspiration from the historic buildings currently on the site.

“We’ve paid a lot of attention to the architectural features of the heritage buildings to understand its DNA,” Turner Fleischer Architects design director **Michele Gucciardi** told *NRU*. “The tower’s architectural expression is intended to be an extension of that same DNA interpreted in a contemporary language”.

The proposed development would bring 584 much-needed rental apartment units to Toronto Centre, including rental replacements for the 55 dwelling units within the existing buildings that would be demolished with a retained facade. The proposed unit mix

for the redevelopment consists of 56 studio apartment units, 288 one-bedroom units, 184 two-bedroom units, 53 three-bedroom units and three four-bedroom units. Given the site’s location amid a number of public transit routes, only 93 residential parking spaces are proposed, to be spread across a three-level underground parking lot.

According to ward 13—Toronto Centre councillor **Chris Moise**, there is a strong need for new, more diverse housing opportunities in Toronto Centre. In close proximity to **Toronto Metropolitan University**, the **Eaton Centre**, several parks and greenspaces, as well as numerous transit routes and the Wellesley subway station, the Maitlands site presents an opportunity to create additional housing options in a central location that is well served by public transit and amenities.

“For me as a councillor, it’s a priority to make space for all of

our people,” Councillor Moise told *NRU* in an interview. “We need to keep these neighbourhoods as vibrant as possible, and housing is a big part of that”.

Moise is supportive of the proposed development’s potential to contribute to density and provide new housing options for the area.

“We can’t [continue to] build single-family dwellings, it’s just not sustainable,” says Moise. “So, I think we have to use the land we have more efficiently, and really create more density across the city and beyond our borders”.

With a long history working in Toronto Centre as a **Toronto District School Board** trustee, an addictions counsellor and a police officer, Moise is a strong proponent for providing

CONTINUED PAGE 8 ■



Rendering of Hazelview Developments’ proposed development at 34, 36 and 42 Maitland Street. Currently, the site accommodates two heritage apartment buildings. The proposed redevelopment would preserve the original facades of these buildings and integrate them into a new four-storey podium that would be topped with a 57-storey residential tower.

ARCHITECT: TURNER FLEISCHER ARCHITECTS
SOURCE: CITY OF TORONTO

Rendering looking north at Hazelview Developments’ proposed development at 34, 36 and 42 Maitland Street. At a proposed height of 197.75 metres, the building would rise above existing towers in the area and would accommodate a total of 584 rental units including 55 rental replacement units, 93 vehicular parking spaces and a range of amenities.

ARCHITECT: TURNER FLEISCHER ARCHITECTS
SOURCE: CITY OF TORONTO



ARISING FROM HERITAGE

■ CONTINUED FROM PAGE 7

new housing—particularly affordable housing in proximity to addictions and mental health supports and services. The councillor emphasized that while providing new rental housing would help to compensate for the lack of diverse housing options in the area, more housing and overall support for the underhoused in this city are still needed.

“There’s a lot of housing being built [in Toronto]. For me, it’s important to make sure that we have space for everyone,” he says. “Including those who are underhoused. They are a part of our community, and we need to make space for them as well”. At present, the proposed development includes 11 affordable rental units.

According to the architects involved with the project, the area surrounding was a source of inspiration for the design of the building’s exterior and helped to shape the proponent’s consideration of which types of amenities the new development would provide. In addition to standard amenity offerings like a fitness centre and a party room, the proposed development include spaces for learning and community programming, communal workspaces to accommodate remote work, 643 bicycle

parking spaces and space for bike maintenance, and several pet-friendly amenities.

“Our approach for the design of the building was one of seeing the building becoming almost a vertical manifestation of everything that’s in the neighbourhood,” says Gucciardi. “And giving back to the neighbourhood by not just taking, but also introducing additional features and additional elements that are already in the neighbourhood – to replenish it and to enhance it”.

“It’s obviously very well located. There’s a system of parks and greenspaces around, as well as the hustle and bustle of Yonge Street,” Gucciardi says. “It’s an incredible location, and we wanted to make sure that we featured this”.

With a proposed height of 197.75 metres, the new building would exceed the height of existing buildings on the block, as well as of most projects proposed nearby. Across the street at 33 Maitland Street, another development proposal for a 49-storey residential building (159.25 metres) was submitted by **Carlyle Communities** in September 2022, and is currently under review.

Councillor Moise says that height is not a key concern for

him. “What’s really important to me is making sure there are no shadows on any of our parks,” he says. “Beyond that, I’m not overly concerned about the height”.

City of Toronto community planning division planner **Thomas Spolsky** told *NRU* in written comments “We’re seeing a lot of applications for buildings of a similar height in the downtown. We need to assess the height and built form of this particular proposal within the policy context for this site, and the existing and planned context of the surrounding area”.

“The downtown is identified as a growth centre in provincial policy and the City’s official plan and is anticipated to accommodate residential and non-residential growth,” he stated. “City staff are currently reviewing whether the proposed application and level of intensification is appropriate for this site”.

With the applications submitted to the city in late December 2022, the next steps for the City will be offering comments on the proposal from city staff as well as initiating a community consultation process to address any concerns from nearby residents. Given the existing buildings’ heritage designation, heritage planning staff from the city will be involved in the review of the applications submitted.

“Heritage planning staff play an important role in the application review process,”

says Spolsky. “They will continue to serve as a core part of the review for this proposal moving forward”.

According to Gucciardi, Turner Fleischer Architects is confident that the proposed development would adequately integrate and respect the heritage character of the buildings.

“We paid attention to the heritage, and let [the existing buildings] give us cues on how to design the tower. The design of this tower wouldn’t have happened anywhere else – it really is an extension of the heritage buildings,” he says.

“It’s almost as if we have this voice of the existing building, telling us what to do”. 🌿

INTENSIFYING HERITAGE

■ CONTINUED FROM PAGE 1

storey structure that was occupied by **Brown Brothers Limited** bookbinding and stationery manufacturers from 1912 to 1951. Since that time, the building has undergone some significant changes, with a fifth storey being added in the late 20th century, and the corner entrance archway being altered with the addition of a new entrance fronting onto Simcoe Street.

From the outset of considering the redevelopment project, members of the

design team paid close heed to opportunities to reinvigorate the historic character of the King-Spadina neighbourhood, an area that once stood as a bustling industrial district, but declined in activity and use

after the First World War when many downtown industries departed to the city's suburbs. The area experienced a revival in the 1960s when entrepreneur **Ed Mirvish** restored the **Royal Alexandra Theatre** and adaptively reused the neighbouring early-20th century warehouses around the theatre as restaurants.

"It's one of those cases where we're on the same page, where we're brought in at the start of

the project to help understand what the constraints of the project are and what are the opportunities," **ERA Architects** project manager **Neil Phillips** told *NRU*.

"It's fantastic when we get to work on a project right from the outset. Sometimes we're brought in, where city staff say [to the developer] 'You need to speak to a heritage architect' and we get brought in at that point, but then, we're usually talking more about mitigating negative impacts rather than actually designing."

Over the years, the building has undergone a few facelifts and changes that Phillips calls "unsympathetic".

"There's been a series of alterations over the years, and this building really became sort of a mishmash of different styles and eras," Phillips said.

The design inspiration for the heritage building being

CONTINUED PAGE 10 ■

Map indicating the location of the site at 100 Simcoe Street (blue) where BentallGreenOak is proposing to build a 59-storey mixed-use purpose-built rental tower that would accommodate 524 residential units, 28 of which would be designated as affordable housing units. Currently, the site accommodates a five-and-a-half-storey office building and a six-storey above-grade parking structure.

SOURCE: CITY OF TORONTO

Photo of the office building that currently occupies part of the site at 100 Simcoe Street. The building, which has stood on the site for more than a century, was home to the Brown Brothers Limited bookbinding and stationery manufacturers between 1912 and 1951. The five-and-a-half-storey office building will be retained and integrated into the base building of BentallGreenOak's proposed 59-storey mixed-use tower as part of the developer's redevelopment of the site.

SOURCE: CITY OF TORONTO



INTENSIFYING HERITAGE

■ CONTINUED FROM PAGE 9

incorporated into the building base of the massive tower development derives from three built forms that once defined the appearance of the district in years past: the brick warehouse form, the brick mixed-use building form and the University [Avenue] office building form.

“It’s making sure that as you walk through as a pedestrian, the street wall feels like heritage—you can feel that industrial character,” Phillips said.

Just as the character of the century-old building that will be retained in the redevelopment has changed over the years, so too has development in the city, which is inviting more intensification and seeking to create built forms that can help contribute to the formation of complete communities where people can live, work and play.

“I think this reflects a shift in the way we’re intensifying the city and that’s through mixed-use buildings on sites as opposed to single-purpose

buildings. We’re still doing a lot of residential, we’re still doing a lot of office, but now we’re starting to see more and more projects that are a mix of office and residential and combining them,” **Hariri Pontarini Architects** founding partner **David Pontarini** told *NRU*.

“They’re certainly getting closer to that, they [mixed-use towers] may be a microcosm of a full mixed-use community ... It is a major piece of the true mixed-use communities that we’re trying to make downtown, so that there’s a nice blend of all of these things together. They’re not segregated, they’re more intermingled and meshed together now than they ever were.”

As proposed, the development entails a net gain of gross floor area (GFA) for

employment uses, comprising eight floors—including the ground floor—of office space, or more than 17,000 square metres of office uses, which replaces and adds significantly to the 7,000 square metres of office space currently accommodated within the existing five-and-a-half-storey building on-site.

The redevelopment would bring an estimated 800 new residents and 880 new employees to the area, far surpassing the estimated employee number of 380 that the site currently accommodates.

On-site parking would be provided below grade within a four-level parking garage that would be accessed via Pearl Street on the south side of the property.

“Certainly, as far as integrating into King-Spadina, what we’re really hoping for is connection to the active transportation network; there’s bike lanes on Adelaide and on Simcoe, and we’re trying to improve the streetscapes

for pedestrians on all three frontages and really working to improve the aesthetics of the site,” Macrae said.

When it comes to prospective tenancy for the proposed redevelopment, Macrae expressed excitement around the prospect of seeing a purpose-built rental project in the works for the neighbourhood, with a portion of the units designated as affordable rental. Of further note for the affordable units is the fact that the unit sizes for them will adhere to the same ratio of unit sizes as the market rental units within the building. So, there will be some affordable family-sized rental units available, which is rare for Toronto.

“There will be 28 affordable rental units, with the same mix of one, two and three bedrooms as the rest of the building, and that’s really critical for us to achieve the same ratio so that we’re not just having the affordable units being bachelor and one-bedroom,” said Macrae.

“There are definitely other rentals in the area, but we’re not seeing the same proportion of new projects be rental, so we’re certainly excited for this to be rental. And I think for those developers who are more in for the long-term approach, this seems like a viable product, so we’re definitely excited to have this be part of the rental pool, as well as the affordable housing component.” 🌱

Photo of the six-storey parking structure that currently occupies part of the site at 100 Simcoe Street. The structure is slated for demolition to make way for Bentall-GreenOak’s proposed new 59-storey mixed-use tower.

SOURCE: CITY OF TORONTO



COMMUNITY COUNCIL AGENDAS



NORTH YORK COMMUNITY COUNCIL

North York Community Council will consider the following at its meeting Wednesday, February 22 at 9:30 a.m. in the Council Chamber, North York Civic Centre.

699-711 Lawrence Avenue West—[Appeal report](#) recommends that council direct staff to attend an OLT hearing in opposition to a rezoning application by **Midtown West Residences Ltd.** to permit a 40-storey mixed-use development containing 163 m² of retail space and 360 residential units.

1141 Roselawn Avenue—[Request for direction report](#) recommends that council direct staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **Rosegold Developments Inc.** to permit an 11-storey residential development containing 133 dwelling units.

2-20 Glazebrook Avenue—[Appeal report](#) recommends that council direct staff to attend an OLT hearing in opposition to a rezoning application by **Gairloch Developments** to permit a 34-storey mixed-use development containing 314

m² of retail space and 434 residential units.

1466 & 1500 Bayview Avenue—[Appeal report](#) recommends that council direct staff to attend an OLT hearing in opposition to rezoning and site plan control applications by **BHL Properties Ltd.** to permit an eight-storey mixed-use development containing 1,545 m² of retail space and 153 residential units.

943-963 Eglinton Avenue East and 23 Brentcliffe Road—[Appeal report](#) recommends that council direct staff to attend an OLT hearing in opposition to applications by **Kosmor Contracting Inc.** Kosmor is seeking official plan and zoning by-law amendments and draft plan of subdivision to permit the development of four mixed-use buildings ranging in height from 16 to 28 storeys, containing 3,633 m² of retail space and 1,279 residential units. The proposal would provide a 3,378 m² off-site parkland dedication adjacent to the existing Leonard Linton Park, as well as three privately-owned publicly accessible spaces (POPS) of 1,617 m², 1,458 m² and 936 m².

6167 Yonge Street, 10 Newton Drive, 9 Madawaska Avenue and City-Owned Public Lane—[Appeal report](#) recommends that council direct staff to attend an OLT hearing in opposition

to official plan and zoning by-law amendment applications by **Republic Developments** to permit the development of two 14-storey mixed-use buildings containing 1,000 m² of retail space and 549 residential units.



TORONTO & EAST YORK COMMUNITY COUNCIL

Toronto & East York Community Council will consider the following at its meeting Thursday, February 23 at 9:30 a.m. in Committee Room 1, City Hall.

820 Church Street—[Final report](#) recommends approval of a rezoning application by **820 Church Inc.** to permit the development of a 38-storey hotel with a gross floor area of 10,097 m² and a slender tower floorplate of 337 m².

1235-1255 Bay Street—[Final report](#) recommends approval of official plan and zoning by-law amendment applications by **KS 1235 Bay Street Inc.**, **KS 1255 Bay Street Inc.** and **KS Bay Street (Freehold) Inc.** to permit the development of a 35-storey mixed-use building containing 90 m² of ground floor commercial space and 357 residential units above. An existing 10-storey commercial building at 1235 Bay Street

would be retained.

234-250 King Street East and 162 Princess Street—[Final report](#) recommends approval of an application by **King Street I GP Inc.** to lift a holding provision in the site-specific zoning by-law to enable the construction of a 43-storey mixed-use development.

975 Danforth Avenue—[Appeal report](#) recommends that council direct staff to attend an OLT hearing in opposition to a rezoning application by **Danforth Euston Holdings Inc.** to permit a 10-storey mixed-use development containing 430 m² of retail space and 57 residential rental units.

Gerrard-Carlaw North TOC—[Status report](#) provides an update on the Provincial Transit Oriented Communities (TOC) proposal for the lands at 425-471 Carlaw Avenue. **Infrastructure Ontario** and **Choice REIT** are proposing a TOC in proximity to the Ontario Line Gerrard-Carlaw Station. The community would consist of three tower elements of 30, 35 and 40 storeys in height, a public park and privately-owned publicly accessible space, and a new public street.

CONTINUED PAGE 12 ■

COMMUNITY COUNCIL AGENDAS

■ CONTINUED FROM PAGE 11



SCARBOROUGH COMMUNITY COUNCIL

Scarborough Community Council will consider the following at its meeting Friday, February 24 at 9:30 a.m. in the Council Chamber, Scarborough Civic Centre.

2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue—[Final report](#) recommends approval of official plan and zoning by-law amendment applications by **2993-3011 Sheppard Avenue Inc.** to permit a 22-storey mixed-use development containing 1,598 m² of retail space and 410 residential units.

4097 Lawrence Avenue East and 197-201 Galloway Road—[Final report](#) recommends approval of an application by **Firmland LE Inc.** to lift a holding provision in the site-specific by-law to enable the construction of a 12-storey residential development containing 228 dwelling units.

54-62 Glen Everest Road—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **2501080 Ontario Inc.** to permit a 12-storey residential development containing 414 dwelling units.



ETOBICOKE YORK COMMUNITY COUNCIL

Etobicoke York Community Council will consider the following at its meeting Monday, February 27 at 9:30 a.m. in the Council Chamber, Etobicoke Civic Centre.

20 Brow Drive—[Final report](#) recommends approval of a City-initiated rezoning application for the Long Branch GO Station to support **Metrolinx's** proposed improvements, including two new station entrance buildings, a reconfigured surface parking lot and pick-up/drop-off area, new bicycle parking facilities and new landscaping.

5251 Dundas Street West—[Final report](#) recommends approval of a rezoning application by **Auckland Residences LP** to permit the development of a 50-storey mixed-use development containing 200 m² of retail space and 544 residential units.

5415-5481, 5485 & 5487 Dundas Street West and 15 & 25 Shorncliffe Road—[Final report](#) recommends approval of an application by **Pinnacle International** to lift the holding provision in the site-specific zoning by-law. Removal of the holding provision would enable the development of four buildings with eight towers

ranging in height from 26 to 44 storeys, containing 2,875 residential units, over 15,000 m² of non-residential uses, and a 4,144 m² public park.

4195, 4219 & 4221 Dundas Street West and 554, 556, 558, 560, 562 & 564 Prince Edward Drive North—[Appeal report](#) recommends that council direct staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **Dunpar Developments**. Dunpar is seeking to permit the development of three 18-storey towers linked by a shared eight-storey podium, one 10-storey tower, and 14 townhouses grouped into three blocks. A total of 699 residential units are proposed, in addition to 1,956 m² of non-residential gross floor area (GFA). 🌿

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TLAB NEWS

TEDDINGTON PARK VARIANCES REFUSED

In a February 8 decision, TLAB member **Ted Yao** allowed an appeal by **Teddington Park Residents Association Inc.** against the **City of Toronto** Committee of Adjustment's approval of a minor variance application by **Max Torokvei** for 160 Teddington Park Avenue.

The Committee had authorized nine variances to enable the construction of a new two-storey single-detached dwelling on the Teddington Park Avenue property. The Residents Association appealed, and several other neighbours were granted party status at the hearing, appearing in opposition to the variances.

The TLAB heard evidence from planner **Sean McGaffey** (**WND Associates**) on behalf of Torokvei in support of the variances, and from planner **Terry Mills** (**ARRIS Strategy Studio**) on behalf of the Teddington Park Residents Association in opposition.

For reasons recounted in detail in the decision, the TLAB found that the appeal should be allowed, and that the variances should be denied. The TLAB expressed particular concern with the variances for front-yard setback relief, and for increased floor space index (FSI). Regarding the front-yard setback relief variances, the

TLAB noted that the two-storey projecting garage wing, which would be 7.28 metres closer to the street than permitted, would interrupt the prevailing pattern of front yard setbacks along Teddington Park Avenue in an unacceptably adverse manner. The TLAB also found the requested FSI of 0.552 to be excessive in the context of the nearby residential properties.

Solicitors involved in this decision were **William Roberts** (**William H. Roberts Barrister & Solicitor**) representing Teddington Park Residents Association Inc. and **Matthew Helfand** (**Aird & Berlis**) representing Max Torokvei.

\$18.5K COSTS AWARDED OVER CABBAGETOWN VARIANCE APPEAL

An appellant deemed by the TLAB to have launched a frivolous appeal has been ordered to pay costs of over \$18,500 after failing to follow through with their appeal of a decision of the **City of Toronto** Committee of Adjustment. The appeal sought to overturn the Committee of Adjustment's approval of a minor variance application to permit an addition to the existing dwelling at 359-½ Sackville Street in the Cabbagetown neighbourhood.

The appellant owns the property (359 Sackville Street) next door to the landowner who had applied for the variances. After appealing the Committee's

decision approving the variances for the neighbouring property, the owner of 359 Sackville Street subsequently sold his property to a new owner who assumed the appeal. Neither the appellant

nor the new owner submitted the required documents to the TLAB, rather, both parties notified the TLAB on the morning of the scheduled hearing that they would be

CONTINUED PAGE 14 ■

IN BRIEF

EHON multiplex virtual public consultations next week

The **City of Toronto** is holding online public consultations next week for its proposed draft official plan and zoning by-law amendments to permit multiplex development on all lands designated Neighbourhoods in Toronto. These proposed changes are a product of the city's Expanding Housing Options in Neighbourhoods (EHON) Multiplex Study.

Members of the public can participate in these online consultation sessions by registering on the City of Toronto website for the Tuesday, February 21, 2:00 p.m. to 4:00 p.m. session, or for the Thursday, February 23, 6:00 p.m. to 8:00 p.m. session [here](#).

Each session will consist of a presentation by Toronto city staff on the draft official plan and zoning by-law amendments and time to

take questions and provide answers.

Those interested in participating in an online survey on the proposed official plan and zoning by-law amendments can submit feedback through the Multiplex Housing Survey [here](#). The survey, which consists of 30 questions formulated from a line-by-line tour through the proposed amendments, will be available online until Friday, March 10.

Alternatively, interested parties can submit their comments on the proposed amendments to allow multiplexes in Neighbourhoods by email to EHON@toronto.ca also by Friday, March 10.

For more information on the City of Toronto's Multiplex Housing Study, and/or to view the proposed official plan and zoning by-law amendments for the multiplex component of EHON, please visit the city website [here](#). 🌱

TLAB NEWS

■ CONTINUED FROM PAGE 13

withdrawing the appeal.

Subsequently, the TLAB issued a decision denying the appeal and upholding the Committee's decision to approve the variances. The applicant of the approved variances then brought a motion seeking over \$20,500 in costs from the appellant as well as from the new owner of 359 Sackville on a substantial indemnity basis, related to the fees it incurred retaining legal counsel and a land use planning witness.

The TLAB accepted that the appeal was filed only for the purpose of delay, and that a slightly-reduced cost award of \$18,560.25 was justified, to be split between the original and

assumed appellants.

Solicitor **Ian Flett** (**Eric K. Gillespie Professional Corporation**) represented Christopher Murray.

GUILDWOOD VARIANCES APPROVED

In a February 10 decision, TLAB member **Blair Martin** allowed an appeal by **MD Nurul Huda Khan** against the **City of Toronto** Committee of Adjustment's refusal of his minor variance application for 215 Greyabbey Trail.

Khan initially sought a total of eight variances to permit the construction of a replacement two-storey single-detached dwelling. After appealing the

refusal of his application, Khan filed revised architectural plans that reduced the number of variances required for the proposed replacement dwelling to three. In doing so, Khan also reached a settlement with neighbour **Gerda Hueniken** who had opposed the initial iteration of the proposal.

The TLAB heard evidence from planner **Martin Rendl** (**Martin Rendl Associates**) on behalf of Khan, in support of the appeal. Urban design witness **Robert Stephens** (**Publica Design Consultants**) testified on behalf of neighbour **Christine Penney**, in opposition to the proposal.

Rendl testified that the amended variance application satisfies the applicable *Planning Act* tests and will enable the construction of a dwelling that fits within the prevailing physical character of the area.

He noted that the revised building envelope meets all applicable setback requirements of the zoning by-law.

Stephens, in contrast, opined that the proposed dwelling would not respect the prevailing scale of the street and could set a negative precedent for future infill development in the Guildwood Village community.

The TLAB agreed with Rendl's evidence, finding in favour of the proposed variances and allowing the appeal, granting the variances subject to conditions.

Solicitors involved in this decision were **Zachary Fleisher** (**Goodmans**) representing MD Nurul Huda Khan, **Jessica Jakubowski** representing the City of Toronto and **Kristie Stitt** (**Kagan Shastri DeMelo Winer Park**) representing Gerda Hueniken. 🌸

PEOPLE

City of Toronto Mayor **John Tory** has submitted his resignation from the position of Mayor of Toronto effective today, Friday, February 17 at 5:00 p.m. The resignation does not affect mayoral appointments to committees or other bodies, and all mayoral decisions made to date

remain in effect. Ward 25 Scarborough-Rouge Park councillor and deputy mayor **Jennifer McKelvie** will assume certain powers and duties of the Mayor's office while the office of the Mayor is vacant. These powers and duties do not include the "Strong Mayor powers" assigned by the Province of

Ontario's Bill 3, the Strong Mayors, Building Homes Act and Bill 39, the Better Municipal Governance Act, nor does the deputy mayor automatically assume the Mayor's seat on boards. Those seats remain vacant until a new mayor takes office.

At the next scheduled meeting of

Toronto city council (currently scheduled for March 29), the city clerk will advise council on procedures to formally declare the office of the Mayor vacant and on passing a by-law that will authorize the filling of the vacancy through a by-election.

The next business day after council passes a

by-law authorizing a by-election, the nomination period for mayoral candidates can begin. Close of nominations is established by the city clerk for a date between 30 and 60 days after the by-election is called. The by-election is then held 45 days after the close of nominations.