

The place of community-led planning

PEOPLE PLAN

By Jake Tobin Garrett

In a city practically bursting with development, residents and business associations are stepping up to take on planning studies for their neighbourhoods—a process that one residents association director says he finds both heartening and discouraging.

Heartening in that these studies show that people are engaged in their neighbourhoods and are willing to volunteer their time, but discouraging in that an under-resourced city can't "participate as it should," **Annex Residents' Association** director **Josh Fullan** told *NRU*.

It's also only the neighbourhoods that have the resources to fund these types of studies that are able to do them if the city doesn't step in, he said.

Councillor **Kristyn Wong-Tam** was also mindful of this, telling *NRU* that "there are some communities that are not as well resourced as the ones we have in ward 27 that will not be able to lead these types of studies."

She also said staffing levels were an issue and that city planners were "literally run off their feet" trying to keep up with the applications coming into the area.

"I know that they struggle to keep on top of what they have to do and yet the demand keeps coming in and the community keeps asking for more."

Two new community-led studies have started up recently in Wong-Tam's ward in both the Bloor-Yorkville area and the Church-Wellesley village area.

CONTINUED PAGE 3 >

Chilling on the island

ENWAVE EXPANSION PLANS

By John Michael McGrath

CEO **Dennis Fotinos** has big plans for **Enwave Energy Corporation**, the district heating and cooling service that was owned by the City of Toronto until last fall. Enwave is planning for a substantial expansion of its chilling capacity so it can connect new buildings in the downtown core to its network, but first Fotinos needs the city's permission to use six unused sand filtration basins.

If council gives Enwave permission, the result could be a reduction of more than 32,000 tonnes in the city's annual greenhouse gas emissions, and a net revenue gain to the city of about \$416,000 a year. That's on top of infrastructure upgrades that Enwave is also committing to.

"The demand for our deep lake water cooling outstripped the available supply a long time ago," Fotinos told *NRU* yesterday. "When **Brookfield [Asset Management]** bought Enwave [it] decided to address that."

One part of Enwave's expansion plan is to empty and rehabilitate six unused sand filtration basins—enormous underground caverns filled with sand—at the city's island treatment plant. Once used to filter drinking

CONTINUED PAGE 5 >

INSIDE

Reimagined
Green Line
winners announced

p 2 >

Transit taxes
debated
Council gets chaotic

p 6 >

Ranked ballot
Committee
ponders voting
changes

p 7 >

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UPCOMING DATES

MAY 10
Aboriginal Affairs Committee, 9:30 a.m., committee room 1

MAY 13
Government Management Committee, 9:30 a.m., committee room 1

Toronto development charges public meeting, 7:00-9:00 p.m., Metro Hall rotunda, 55 John Street

MAY 14
Etobicoke York Community Council, 9:30 a.m., Etobicoke Civic Centre

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

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

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

Redefining Utility: infrastructure corridors, 7:00-9:00 p.m., BMO Atrium, 550 Bayview Avenue, presented by Evergreen CityWorks in partnership with Renew Canada

MAY 15
Public Works and Infrastructure Committee, 9:30 a.m., committee room 1

MAY 16
Planning and Growth Management Committee, 9:30 a.m., committee room 1

CityAge: Modern Metropolis, 7:30 a.m.-7:00 p.m., TIFF Bell Lightbox, 350 King Street West

MAY 21
Parks and Environment Committee, 9:30 a.m., committee room 1

MAY 22
Economic Development Committee, 9:30 a.m., committee room 1



Creative solutions for city infrastructure

THE GREEN LINE

By Jake Tobin Garrett

The ideas presented may not get built, but you'll never look at a hydro corridor the same. This past weekend the results of the Green Line design competition, which asked entrants to reimagine a 5-kilometre hydro corridor from Davenport Village to the Annex, were announced. While entries came in from around the globe, Toronto firms claimed three of the five top spots.

"There are so many things that could happen on this site," competition organizer and **Workshop Architecture** associate director **Helena Grdadolnik** told *NRU*. A comment that is bolstered by the 77 entries the competition received for a wide variety of different designs.

The competition was organized in two

parts—one that dealt with the overall design of the line, which had three winners, and one that dealt with the design of the overpasses along the line, which had two winners.

The site contains contamination and ownership issues. But Grdadolnik said the point was to get people excited about the potential of the site "so we could get over these hurdles and find a solution to be able to use this corridor as a really important artery for cycling and pedestrian use, as well as for parks through areas of the city that are really park deficient."

Windmill Development Group Ltd. Toronto office partner **Alex Speigel** told *NRU* that the idea of the Green Line "has incredible potential"

CONTINUED PAGE 4 ▶



Winning Green Line underpass design

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PEOPLE PLAN

CONTINUED FROM PAGE 1

“The city’s at the table for both of those studies, even though we’re not necessarily leading the charge,” Wong-Tam said.

“Oftentimes we’re there to give them support and enable them in the work that they do, but the actual driver of the work is theirs.” However, Wong-Tam added that ultimately city planning needs to review and vet the work to determine what recommendations can be presented to council for adoption.

There is a risk, however, that if these community-led studies don’t mesh with the city’s plans for the area they could end up sitting on a shelf, Fullan acknowledged. “That’s the leap of faith that these communities are taking,” he said.

The Annex Residents’ Association is currently undertaking a study of Dupont Street with other community and business groups in order figure out the future of a street that contains a mix of different uses from residential to employment. While Councillor **Adam Vaughan’s** office has been helpful, Fullan said it’s the community that is driving the project.

“There are good planning decisions that are bad for the neighbourhood and there are good neighbourhood decisions that are bad planning decisions,” he said. “That’s why the city has to be there and that’s why there has to be that kind of professional expertise.”

Indeed, the Bloor-Yorkville study and the village study in the Church-Wellesley area are both heavily involving city staff and have retained professional consultants.

Toronto East York community planning director **Gregg Lintern** told *NRU* that making sure the community and the city are aligned as much as possible is important, but that the city welcomes collaboration with community groups and BIAs.

“At the end of the day we may not always agree on every final aspect of something, but it’s more important to know where the community stands,” he said.

ABC Residents’ Association board member **Mary Helen Spence** said that both the Yorkville-based residents’ association and the **Bloor-Yorkville BIA** want “a framework for assessing development as it comes forward in the Yorkville area.”

Both the BIA and ABC have retained separate consultants to head their respective portions of the study, with each looking within its own boundaries. ABC’s extends beyond those of the BIA.

Both the BIA and ABC thought that a secondary plan was needed, Spence said. “We felt that for quite some time actually. We think this is a good first step toward that, hoping that whatever comes out of the study will eventually make it

Who’s doing what

ABC Residents’ Association have retained **Scott Burns Planning Consultants** and **Michael Spaziani Architect**.

Bloor-Yorkville BIA has retained **The Planning Partnership**.

The 519 Church Street Community Centre has retained The Planning Partnership in association with **Jane Farrow, Ken Greenberg, Doug Kerr** and

N. Barry Lyons Consultants.

The Annex Residents’ Association is working with the **Seaton Village Residents’ Association, Christie Pits Residents’ Association, Rathnelly Residents’ Association, Loma Residents’ Association, Neighbours of St. Alban’s Park** and the **Dupont Strip BIA**. Students from **Ryerson University** were also engaged to assist with the study.

into the city planning policy.”

“Normally we would expect the city to do this,” she said, but that hasn’t happened.

While Lintern acknowledged the planning division could always use more staff and resources, he said that realistically they have to work within the city budget. There is a long list of studies that the city is working on or hoping to work on, he said.

“So it’s a balance. You focus your priorities.”

However, even if the city had unlimited resources Lintern felt there would always be a place for these community-led studies.

“There are too many positives that come out of them in terms of community engagement, understanding, education [and] knowledge,” he said. “They build up a consensus about what’s important and what isn’t important.”

The 519 Church Street Community Centre development and community engagement director **Matthew Cutler** also understands that collaboration and involvement with city staff is key to its village study in the Church-Wellesley neighbourhood.

Since The 519 is a city agency, Cutler said they have access to people at the city to which other groups may not have access. However, the funding for the village study is from a **TD Bank Group** grant.

While the study will look at land use planning and public realm issues, Cutler said an important piece will be examining the social and cultural elements of the neighbourhood. The study’s timing is important as it comes

PEOPLE PLAN

CONTINUED FROM PAGE 3

ahead of World Pride in 2014 and the Pan Am Games the following year where The 519 will be Pride House.

He said they would sit down with the city before they go public with the study results to find out what's feasible. "That doesn't mean we don't push the city a bit. I think there is a role for community activism and saying we want to achieve these

things." But he stressed the point is not to create pie-in-the-sky recommendations that could never be acted upon.

"There's some freedom that's provided by a community planning for itself, but at the same time you can't just plan completely in a vacuum because then nothing is going to be realized at the end of the day." **nrU**

THE GREEN LINE

CONTINUED FROM PAGE 2

that could be replicable in other hydro corridors in the city. The company partnered up with **Susan Spiegel Architect Inc.** to place second for their design for the line.

While they expected many entries would focus on landscape designs such as community gardens and bicycle paths, Spiegel said they decided to include a design that could help finance those types of improvements.

"Our thought then was to use the existing infrastructure there to generate energy" through the use of wind turbines and photovoltaic panels, he said. This would not only provide a source of green energy for the city, but the revenues could be used for the construction and ongoing maintenance of other Green Line improvements.

The contest also included a second competition that focussed on a design for underpasses where the line intersects with the street grid. The winning entry went to **Brown + Storey Architects Inc.**, who was co-designer of the West Toronto Railpath.

Brown + Storey principal **Kim Storey** told *NRU* they were drawn to the contest because it "has a wider application across the city as a way of connecting these infrastructural systems back into the city, rather than closing them off."

Their design adds a section to the existing rail bridge to provide a continuous cycling and pedestrian connection, but it also includes a screen on the face of the bridge that is designed to display art work.

The objective is to create new public spaces that are "actual, regular access points from city intersections into the Green Line," she said. "It gives you a strategy about how to connect those larger systems back into the city."

Green Line competition winners

Competition A: Green Line vision

First: **Gabriel Wulf**, student ETH Zürich (Zürich, Switzerland)

Second: Alex Spiegel, **Susan Spiegel, Ardavan Mozafari, Arne Suraga** and **Milan Garnet-White**, Windmill Development Group Ltd. and Susan Spiegel Architect Inc. (Toronto, ON)

Third: **Antti Auvinen**, student

Aalto University (Helsinki, Finland)

Competition B: Green Line underpass solution

First: **James Brown**, Kim Storey, **Stephen King, Richard Averill** and **Emma Brown**, Brown + Storey Architects Inc. (Toronto, ON)

Second: **Janet Rosenberg, Glenn Herman**, Justin Miron and **Brian Jacobs**, Janet Rosenberg & Studio (Toronto, ON)

Coming in second for their underpass design was **Janet Rosenberg & Studio**. Junior landscape architect **Justin Miron** explained the design as a literal and metaphorical "growing" of the Green Line over the underpasses.

Since the Green Line is punctured by these north-south roads, he said, they were interested in the idea of butting up against those points and growing around them as "a metaphorical entangling of the line itself."

The design also includes LED lights on copper tubing that is designed to move with the vibrations from passing trains overtop.

The ideas competition aspect really enabled them to experiment, he said. "We took that as an opportunity to explore anything we really wanted." **nrU**

ENWAVE EXPANSION PLANS

CONTINUED FROM PAGE 1

water for the city the basins would be emptied and used to store cold water at night when cooling demand is low. The cold water would then be pumped into Enwave’s deep lake water cooling system during the day when it is needed.

The other key element of Enwave’s plan is to supplement its base cooling system, which uses the city’s treated drinking water, with raw lake water. Together these initiatives will allow Enwave to expand its operations by 40 per cent. Fotinos cautions that it is early in the planning process but gives a ballpark estimate that the expansion will cost \$50-million.

Toronto Water general manager **Lou Di Gironimo** says there will also be direct benefits for the city in addition to the increased revenues. He told *NRU* that the infrastructure upgrades at the island treatment plant will be less expensive than if the city had to pay the full bill itself.

“We will need to do some work because the plant is not set up for that kind of by-pass arrangement,” says Di Gironimo. “We have an opportunity as a city to have portions of our assets upgraded to accomplish Enwave’s needs.”

He points to a similar agreement with the **Toronto Port Authority** which allowed the pedestrian tunnel under construction to the Billy Bishop Toronto City Airport to also accommodate sewer and water mains, saving the city \$10-million in long-term capital costs.

“Especially on the island... if you can share design and capital costs, why not?” asks Di Gironimo.

According to Enwave project development vice-president **Andrew Wilcox**, the company expects to expand its customer base within the current service area, roughly east of University Avenue, west of Victoria Street and south of College Street.

Enwave’s deep lake water cooling system uses 90 per cent less electricity than standard large-building chillers, so the expansion is predicted to help the city continue to reduce pollution. According to estimates from Enwave and city reports, Enwave’s deep lake water cooling system reduces the city’s production of greenhouse gas emissions annually by 79,000 tonnes, or 2 per cent since 2004. With the expansion the city’s annual emissions would be reduced by 111,390 tonnes.

Additionally, Fotinos hopes the pristine sand that has been locked away underground for most of the 20th century can be used to improve the beaches near the treatment plant, and the land on top of the caverns could be used as a park.



Fotinos says the expansion might have been possible without the sale of Enwave to Brookfield last year, but the city wouldn’t have had the money for it.

The public works and infrastructure committee will consider a staff report recommending the city enter into negotiations with Enwave at its meeting Wednesday, May 15. [nruc.com](#)



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COUNCIL ROUNDUP

Talking transit taxes

A city council discussion over new funding tools for transit quickly exploded into a debate over expansion plans in Toronto.

A group of Scarborough councillors was hoping a Scarborough subway extension would be reconsidered, while subways were also proposed along Finch Avenue and connecting Downsview and Sheppard stations.

Councillors moved a host of amendments—often contradictory—as they attempted to stymie their opponents. Councillor **Adam Vaughan** even moved a motion to tax vinyl labels to pay for transit, a clear jab at Mayor **Rob Ford** and Councillor **Doug Ford**, who own a printing business. The motion was withdrawn.

At one point a five-minute recess was called after councillors got into a shouting match.

The two-day debate started on a contentious note. Councillors voted to consider the report on transit funding tools, which the executive committee had deferred until after Metrolinx had made a decision.

The funding issue took a back seat until near the end of the debate, which continued past NRU's deadline. It was expected to wrap up yesterday evening.

Council asks for Porter study

The city will explore expanding the runway and allowing jets at the island airport after council authorized a sole-sourced consultant's study Wednesday to examine the impacts of the changes proposed by **Porter Airlines**. Councillors voted 29-15 in favour of the two-phase study. The first phase will cost \$275,000 and the city is seeking funding from the **Toronto Port Authority**.

Councillor **Pam McConnell** argued that jets will be noisy and have adverse effects on air quality and Lake Ontario but her motion to deny Porter's request lost on a vote of 30-14.

A number of other amendments were passed, including one that prevents the study consultant from considering changes to the current noise by-law.

The other point of contention for councillors was whether to allow sole-sourcing of the consultants' contracts for both phases of the report. Councillor **Gord Perks** moved an amendment to prevent sole sourcing over the course of the

study, but it was rejected on a vote of 24-20. Mayor **Rob Ford** voted against the amendment.

A preliminary report on the first phase is expected to come to council on July 3.

Tall building guidelines updated

City council adopted Wednesday an update to the Tall Building Guidelines, which have been in effect for six years. Though the update passed easily, the debate showed a divide between councillors in urban and suburban wards.

Councillor **David Shiner** worried that by providing guidelines, the city is encouraging towers. He also worried that the guidelines have no legislative teeth, meaning they are abused by some developers. "They pick and choose what they want," he said.

With the city facing rapid growth, however, towers are going to become more prevalent, said Councillor **Adam Vaughan**.

"We need to create capacity to shoulder this growth."

Councillor **John Filion** moved an amendment asking staff to explore methods to improve transitions between low-density residential neighbourhoods and tall towers.

The update and amendment were approved unanimously.

Seniors strategy approved

Council adopted Tuesday a new seniors strategy to address issues that are expected to accompany a large increase in the number of elderly residents over the next several decades.

Over the top at city hall

While competition between councillors has reached new heights, three reality show contestants will be rising above it all at city hall on May 24. Councillors have given permission for **Insight Productions** to film a stunt for a reality television show at Nathan Phillips Square. Three contestants will rappel from the roof of city hall's west tower and down to the green roof.

Council was still in session at deadline with 19 outstanding items, including the Bill to Enact a New Zoning By-law for the City of Toronto. **nr**

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STANDING COMMITTEE AGENDAS

GOVERNMENT MANAGEMENT COMMITTEE

The Government Management Committee will consider the following at its meeting Monday, May 13 at 9:30 a.m. in committee room 1.

Implementation of ombudsman's recommendations—

Information report from treasurer **Giuliana Carbone** explains the steps city staff has taken in response to a report from ombudsman **Fiona Crean** regarding parking ticket disputes. The report notes that city residents were being provided incomplete or incorrect information. At the November 27-29, 2012 meeting council instructed staff to implement the recommendations.

Improving collection of unpaid fines—

Revenue and court services staff requests council permission to join a pilot project with five other municipalities that would assist in the collection of fines owed by Ontario residents who live outside the city where an offense was committed. Participating municipalities agree to add fines to the tax rolls of residents who commit an offense in another municipality. For example, someone who lived in Mississauga but was ticketed in Toronto would have the fine added to his or her property taxes in Mississauga, which would then remit the money to Toronto. Toronto, **Mississauga, Ottawa, Belleville, Kawartha Lakes** and the **County of Hastings** are participating in the pilot.

Amend existing lease agreement for 2445 Lake Shore

Boulevard West—Staff requests council approval to add 1,200 sq.ft. to the existing seniors facility. The city-owned property has been operated by **Storefront Humber Inc.** since 1996.

Contract with Claireville Ranch—

Staff report recommends council approval of a \$197,460 contract with Claireville Ranch to provide equestrian services for the city-run horseback riding program at the Claireville Conservation Area.

Contract for Centre Island bar/restaurant—

Staff report recommends council award the contract for financing, renovating and operating the bar and restaurant at Centre Island to **William Beasley Enterprises Limited.**

Supporting community non-profit food concessions—

Report recommends that parks, forestry and recreation manager **Jim Hart** be authorized to enter into agreements with community-based, non-profit groups to operate food concessions in city parks, provided they pay a negotiated rent and meet service level requirements.

Proposed electoral reforms—

City clerk **Ulli Watkiss** responds to various council and committee motions requesting information on possible changes to the conduct of city elections. Most notably, the report discusses the changes that would be required to use ranked balloting in place of the status quo. Most of the changes considered by staff would require changes to Ontario's election laws.

Update on City Services Benefit Card—

Information report lists the number of ways service has improved for Ontario Works recipients since the city adopted a PIN-and-chip debit card instead of the previous practice of mailed cheques. Among other improvements, recipients no longer incur cheque-cashing fees and are more confident that their benefits won't be late or stolen.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

The Public Works and Infrastructure Committee will consider the following at its meeting Wednesday, May 15 at 9:30 a.m. in committee room 1.

Contract award for Green Lanes Landfill—

Report from solid waste management services general manager **Jim Harnum** recommends council authorize negotiations with **CRA Landfill Operations Limited** for the operation and maintenance of the city-owned Green Lanes Landfill in ?. The seven-year contract is valued at \$205,493,603.

Ashbridges Bay upgrades—

Two staff reports recommend council approval of contracts for facility upgrades at Ashbridges Bay treatment plant. **Gowing Contractors Limited** is recommended for the \$3.9-million contract for pumping building equipment upgrades, and **Walsh Construction Company Canada** is recommended for a

STANDING COMMITTEE AGENDAS

CONTINUED FROM PAGE 7

\$129,928,999.99 contract to upgrade a preliminary processing building and improve odour control.

Biosolids management update—Information report states that the Ashbridges Bay treatment plant has diverted 85 per cent of biosolids from landfill, mostly through agricultural use and pelletization.

Traffic congestion management—Transportation services general manager **Stephen Buckley** recommends council endorse, in principle, traffic cameras and electronic message signs on arterial roads as well as an upgraded traffic control centre to mitigate congestion.

Sale of decommissioned street signs—Following a motion from Councillor **Adam Vaughan** at the May 16, 2012 committee meeting, staff recommends council allow the sale of decommissioned street signs for \$30 on a first-come, first-served basis. Buyers will have to sign a waiver stating they will not display the decommissioned signs in any way confusing to the public.

Cycling infrastructure on Jack Layton Way—Letter from Councillor **Paula Fletcher** requests that staff looks into the feasibility of improving bike infrastructure on Jack Layton Way as a means of honoring the late NDP leader and cycling advocate.

PLANNING AND GROWTH MANAGEMENT COMMITTEE

The Planning and Growth Management Committee will consider the following at its meeting Thursday, May 16 at 9:30 a.m. in committee room 1.

Building permit fee annual reports—Two information reports from Toronto Building, required by the *Building Code Statute Law Amendment Act*, about the use of building permit fees to fund the administration and enforcement of the building code.

Conversion requests in employment lands—Report recommends that chief planner **Jennifer Keesmaat** report to

the committee on all applications and requests for conversion of employment lands received prior to May 31, 2013. The applications will be considered at the November 2013 special meeting of the planning and growth management committee.

Employment lands policy change—Report recommends the consolidation of the official plan's three employment area designations into two, as well as other policy recommendations. Based on consultations with the public and stakeholder groups, staff recommends combining the "retail employment" and "general employment" area designations.

Effect of site plan control by-law on ravines—Information report describes how the site control by-law implemented in June 2012, which exempted duplexes, detached and semi-detached homes from site plan control, has affected ravines and other natural features. Staff monitoring shows only a minimal need for intervention in projects that could affect the urban forest or ravines.

Potential relocation of Mimico GO station—Information report details some of the issues that would need to be addressed to move the Mimico GO station to Parklawn Road. Staff notes that **Metrolinx** has already begun a \$44-million upgrade to the GO station, and it is unclear whether that work precludes moving the station.

Request to establish community planning boards—Letter from Councillor **Paul Ainslie** requests the city explore implementation of community planning boards, neighbourhood-level committees that could provide input during the planning process. Ainslie also request that a pilot community planning board be implemented in the Kingston-Galloway/Orton Park community. **NRU**

Erratum

The preliminary report for 3775-4005 Dundas Street West and 2-6 Humber Hill Avenue was for a zoning by-law amendment requested by owners **TAS DesignBuild** and **Main and Main Developments Inc.** to permit a 15-storey, mixed-use building designed by **Teepie Architects Inc.** NRU regrets the error in its May 3 Toronto edition.

TORONTO BRIEFS

Stintz says transit taxes are “price of doing nothing”

At a speech to the **Toronto Region Board of Trade**, TTC Chair **Karen Stintz** told the audience that relieving the traffic congestion in the region will not be cheap and will require dedicated new taxes, but that was the “price of doing nothing” on the transit file for the previous 20 years. Stintz also praised council colleague **Gary Crawford** for publicly changing his

mind on the need for a full council debate about the merits of new taxes.

Green Roof lab launches new website

The University of Toronto green roof innovation testing lab launched a new website this week to allow wider and easier dissemination of experimental results. The lab focuses on testing the effectiveness of different roof technologies such as photovoltaic solar panels, green roofs and green walls.

The new website is grit.daniels.utoronto.ca.

BILD, Pembina disagree on transit taxes

Homebuilding industry group BILD published [a blog post](#) on Tuesday with its perspective on what revenue tools are appropriate for building new transit in the GTA. BILD strongly supports policies to coordinate transit investment with intensification but opposes new development charges as

a means of funding transit, saying “the new homeowner is not responsible for the transit deficit.”

Pembina Institute Ontario policy director **Cherise Burda** this week published [a blog post](#) arguing the opposite, that development charges could be one tax in the province’s toolbox, but that provincial and municipal policies would need to change to avoid bad incentives such as hidden subsidies for single-detached homes.

CONTINUED PAGE 10 ➤

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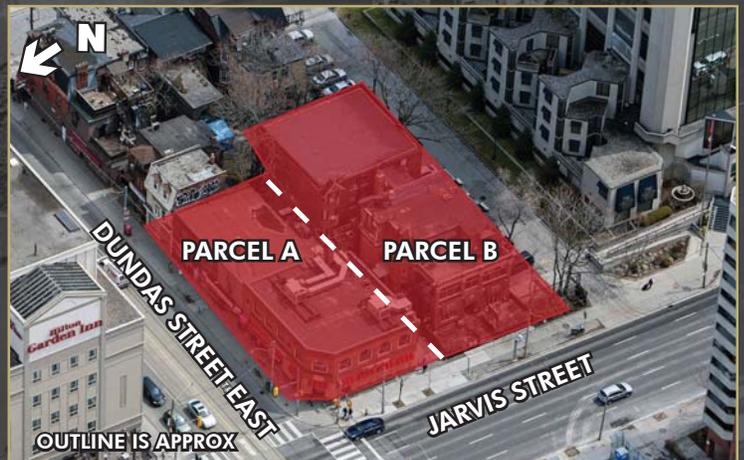
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TORONTO BRIEFS

CONTINUED FROM PAGE 9

Fire-destroyed playground to be rebuilt

Following the destruction of Mary Shadd Public School playground by fire on Monday night, **Canadian Tire** has pledged \$20,000 and offered volunteer support to rebuild it. The corporate donation is in addition to a \$2,000 donation from **Stephen Grand**, the dealer at the nearby Canadian Tire store.

Horwath demands new accountability officer

Ontario NDP leader **Andrea Horwath** has added a new demand the Liberal government will need to satisfy to gain her party's support for the 2013 budget. On Wednesday Horwath called for the creation of a financial accountability officer at Queen's Park, modelled on the Parliamentary Budget

Officer in Ottawa. Premier **Kathleen Wynne** told reporters this week the idea was interesting but that she had been unable to schedule a face-to-face meeting with Horwath to discuss it further.

Toronto Urban Design Award call for entries

The 2013 Toronto Urban Design Awards deadline for submissions is Thursday, May 16 at 4:00 p.m. The jury comprises **Marianne McKenna** of KPMB Architects, University of Guelph landscape architecture professor **Cecelia Paine**, **Jeremy Sturgess** of **Sturgess Architecture**, **Eric Turcotte** of **Urban Strategies Inc.** and *Spacing* publisher **Matthew Blackett**. [nru](#)

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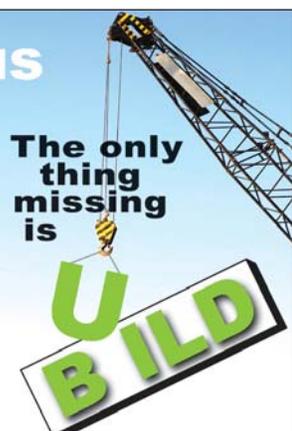
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TORONTO OMB NEWS

Lodging house addition approved

In a decision issued April 29, board member **Jason Chee-Hing** dismissed appeals by **Lachlan Cheng** and **Emerich Kaspar** of a committee of adjustment decision to approve minor variances for **Gail Vibe**. The variances were to legalize 13 rental apartment units in a lodging house and construct a third-storey rear addition and deck at [426 Markham Street](#). Both Cheng and Kaspar are abutting neighbours.

The variances sought were to—

- Increase gross floor area from 0.69 to 1.19 times the lot area
- Increase dwelling depth from 17 to 21.28 metres
- Increase dwelling height from 10 to 11.8 metres
- Decrease dwelling units' gross floor area from 65 to 29.74 sq.m.
- Decrease setback of a parking station from six to 3.2 metres from a dwelling and from 1.8 to 0.3 metres from a parking fence
- Decrease in the percentage of the lot covered by open space from 30 to 20 per cent

In 1970, a permit was issued to allow the property to become an eight-unit rooming house; however, sometime afterwards it was expanded to 13-units without permission.

Planner **Eros Fiacconi** (EGF Associates), providing evidence in support of Vibe, noted the current zoning by-law allows converted dwellings. He added that many houses in the area are also converted dwellings with multiple units.

Fiacconi argued the variances would result in a better living environment for current tenants. Although he acknowledged the units are smaller than what the zoning by-law allows, he referenced the size of condo units across the city as similar. He added that the building both provides affordable rental and contributes to residential intensification.

Voicing his opposition to the variances, Kaspar noted concerns about shadows cast by the third floor rear addition and the lack of parking for residents of the building. He further argued the placement of one of the parking spaces would impede access for tenants. The board agreed with that concern, ordering the parking space shifted further from the entrance on the side.

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TORONTO OMB NEWS

CONTINUED FROM PAGE 11

Cheng argued the unit size is far below what is allowed in the zoning by-law and that the variance shouldn't be authorized.

However, the board agreed with the evidence presented by Fiacconi, referencing the fact that the units contribute to the rental stock in the area and are near downtown amenities and the University of Toronto. It also accepted Fiacconi's argument that the small unit sizes in the building are comparable to those created in new condominium units in the city.

The board allowed the appeal, subject to several conditions including the shifting of the parking space.

The solicitor in the case was **Mary Flynn-Guglietti (McMillan)** representing Gail Vibe. (See *OMB Case No. PL130004*.)

Settlement reached on house additions

In a decision issued April 23, board member **Jason Chee-Hing** allowed an appeal by **Stephen Pumple** of the committee of adjustment's refusal to approve minor variances. The variances were sought to permit a two-storey addition and a deck on the second and third floor of an existing three-storey dwelling at [37 Roxborough Street West](#).

The two variances requested were increases in the maximum gross floor area from 0.69 to 0.78 times the lot area and in the building depth from 17 to 22.1 metres.

Abutting neighbours Mr. and Mrs. **Casale** opposed the variances. After discussion of the evidence the board invited the Casales and Pumple to attempt to resolve their issues. This resulted in a settlement.

The settlement sets the decks back three feet from the common boundary of the two dwellings and reduces their size. The settlement also stipulates that no drainage will result from the additions onto Casale's property and clarifies the language around building lengths.

Planners **Franco Romano (Action Planning Consultants)**, providing evidence for Pumple and **Walter Hugo (Walker, Nott, Dragicevic Associates Limited)**, providing evidence for the Casales were both satisfied the settlement represented good planning, which the board accepted.

Solicitors in the case were **Adam Brown (Sherman Brown)** representing Stephen Pumple and **Stephen D'Agostino (Thomson, Rogers)** and **Tess Acton** (student-at-law) representing Mr. and Mrs. Casale. (See *OMB Case No. PL121413*.) **nru**

TORONTO PEOPLE

The Toronto office of **Macaulay Shiomi Howson Ltd.** welcomed **Chris Stoyanovich** this week. Chris has more than 30 years of urban planning experience working on commercial, mixed use and residential projects. Previously Stoyanovich worked in a variety of settings including Shoppers Drug Mart, Smart Centres, Ministry of Municipal Affairs and Housing, the Ontario Municipal Board and the former City of York.

Antony Lorius has joined **Deloitte Canada** as director of real estate. Lorius was previously an associate partner at Hemson Consulting Ltd.

City planning has recently filled several positions. **Patricia Morphet** and **Michael Sakalauskas** have joined urban design's graphics and visualization unit as design technologists. Morphet previously worked in the city's information and

technology division. Sakalauskas previously worked as an instructor in the parks, forestry and recreation division.

James Neilson joins heritage preservation services as a preservation assistant. Previously Neilson was committee of adjustment secretary-treasurer at the Town of Aurora.

Stella Gustavson has been hired as senior planner on the Eglinton

Crosstown Planning Study team. Gustavson joins the city after spending 12 years working for the City of Houston contributing to the planning for light rail lines.

Sasha Terry has been promoted to urban designer in the North York district. Previously Terry was assistant urban designer in the same unit.

Henry Tang has been hired as planner in the Toronto and East York

district community planning office. Previously Tang was project planner at Durham Region.

Kirsten Stein has been promoted to permanent policy planner in strategic initiatives, policy and analysis working on housing policy implementation. Previously she was a planner in the community policy division.