

City needs downtown park plan

## NO SPACE

By Greg MacDonald

Two high-rise residential developments slated for the intersection of Dundas and University means the city needs to reassess how public realm infrastructure is developed downtown, according to members of the design review panel.

As intensification continues and residential development is concentrated in the core, the panel is worried that the infrastructure that comes along with residential neighbourhoods—such as parks and other open space—won't be in place in areas such as University Avenue. At its meeting Wednesday, the panel called for city staff to undertake a planning study of University Avenue to determine how development should proceed in the area.

“The city needs to examine the neighbourhood as a whole and its ongoing evolution,” panel member **Joe Lobko (DTAH)** said. “The pairing of these projects and the intensity of urban life they represent presents challenges. And these are not the only two residential projects on University.”

The panel was reviewing two proposals. The first is The Icon, a 55-storey, mixed-use tower being developed by **Amexon Development Corporation** and designed by **Core Architects**, located at [480 University Avenue](#). A 37-residential tower will be built on top of the existing 18-storey office building on the site. The project received zoning by-law amendment approval from the Toronto East York Community Council at its meeting earlier this month.

CONTINUED PAGE 3 ▶

Coalition for 2025 World's Fair

## FIGHTING FOR EXPO

By Sarah Ratchford

Despite Prime Minister **Stephen Harper's** continued opposition, a non-partisan group of leaders in Toronto are banding together to push for the chance to hold Expo 2025 in the City of Toronto. Three former mayors and a number of prospective mayoral candidates, among others, recently sent a letter to Harper outlining the many reasons why they believe Toronto should hold the next World's Fair.

Councillor **Kristyn Wong-Tam** is one of the most vocal proponents behind the fair coming to Toronto. In her view, one of the most important reasons we should hold it is that it will enforce a deadline for much-needed transit and infrastructure development in the city.

“Yes, we have transit at its capacity, but we've also not been able to focus our efforts,” Wong-Tam told *NRU*.

She says an event of Expo's magnitude is needed to provide that focus, pointing to the Pan Am Games as a way of putting a strict deadline in place. This has resulted in the necessary bodies rushing to finish everything from the construction on Front Street to the link to Billy Bishop Airport.

“I'm absolutely convinced that if we set the timeline for ourselves, we're going to get a lot done. Toronto continues to stumble along on the big questions because

CONTINUED PAGE 4 ▶

## INSIDE

**Active advocacy**  
Report calls for investment

p 2 >

**Waiting game**  
Affordable housing list grows

p 5 >

**Sweet spot**  
OMB OKs Mimico tower

p 9 >

Robins Appleby  
& Taub

BARRISTERS/SOLICITORS



The cornerstone  
of successful projects.

[www.robinsapplebyandtaub.com/bridge](http://www.robinsapplebyandtaub.com/bridge)

# UPCOMING DATES

**SEPTEMBER 24**

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

**SEPTEMBER 25**

**TTC Meeting**

**SEPTEMBER 30**

**Board of Health**, 1:00 p.m., committee room 1

**OCTOBER 1**

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

**OCTOBER 2**

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

**OCTOBER 3**

**Toronto Preservation Board**, 2:00 p.m., committee room 2

**OCTOBER 8-9**

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

**OCTOBER 15**

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

**OCTOBER 16**

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

**OCTOBER 17**

**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., City Hall, committee room 1

**OCTOBER 21**

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



Regional active transportation strategy

# SMALLER MOVES

By Greg MacDonald

A new report from active transportation advocates calls on municipalities and the provincial government to create a dedicated funding stream for walking and cycling.

The Other 25%-The Big Move and Active Transportation Investment was released by the **Clean Air Partnership** last week, and recommends that a more co-ordinated strategy needs to be undertaken to expand active transportation networks in Toronto and the GTA.

The transportation discussion in Toronto and the surrounding area has centred on public transit and how to pay for it. But transit isn't the only mode of transportation covered by the Big Move, which also includes policies on active transportation investment.

Despite the inclusion of biking and walking in the transportation plan, discussions about investment haven't touched on the infrastructure necessary to encourage those mode choices, said **Toronto Centre for Active Transportation** executive director **Nancy Smith Lea**, who edited the report.

The first wave of projects in the Big Move includes a \$20-million annual investment in active transportation.

"That has not happened," Smith Lea said. "There isn't an annual funding formula for it and there isn't coordination to make that happen...The Big Move should be accelerating investment at a municipal level."

Earlier this week, Premier **Kathleen Wynne** appointed an expert advisory panel to explore how to pay for transit expansion and the plans contained in the Big Move. (For a full list of panel members, see People in today's edition.)

The report recommends a similar advisory panel be set up for active transportation projects, which could both advocate and advise on network expansion.

"We wanted to ensure that active transportation was featured in the investment strategy and we were concerned that it wasn't," Smith Lea said.

**We wanted to ensure that active transportation was featured in the investment strategy and we were concerned that it wasn't.**

• Nancy Smith Lea

Active transportation also needs to be integrated with transit expansion plans, Smith Lea said. As **Metrolinx** develops its mobility hubs, special attention needs to be given to the networks that take users to the hubs.

"The active transportation component should be included in the budgeting and the planning," Smith Lea said, adding that cycling and walking networks are key components in connecting mobility hubs to the wider communities.

In order to achieve

CONTINUED PAGE 4 ▶

Ian A.R. Graham, Publisher  
iang@nrupublishing.com

Lynn Morrow, Editor  
lynnm@nrupublishing.com

Greg MacDonald  
Planning Reporter  
gregm@nrupublishing.com

Sarah Ratchford  
Municipal Affairs Reporter  
sarahr@nrupublishing.com

Jeff Payette, Design/Layout  
jeffp@nrupublishing.com

Irena Kohn  
Sales and Circulation  
irenak@nrupublishing.com

Twitter @nrupublishing

SALES/SUBSCRIPTIONS  
circ@nrupublishing.com

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

Complimentary trial subscriptions are available.

Advertising rates available upon request.

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

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

NRU Publishing Inc.  
Editorial Office  
26 Soho Street, Suite 330  
Toronto, ON M5T 1Z7  
Tel: 416.260.1304  
Fax: 416.979.2707

Billings Department  
34B McMurrich Street  
Toronto, ON M5R 2A2  
Tel: 416.440.0073  
Fax: 416.440.0074  
ISSN 1918-7548



# NO SPACE

CONTINUED FROM PAGE 1

The second is a 55-storey residential tower with a 10-storey commercial base located across the street, at [481 University Avenue](#). **Davpart** and **Smith Company** are currently seeking re-zoning for the project, which will incorporate an existing heritage building as a base for the residential tower.

While panel members supported the designs of both buildings, they were concerned about the readiness of the neighbourhood for residential uses.

“[These projects] across the street can serve as a catalyst for us to understand the broader impact of [residential uses downtown],” said panel chair **Gordon Stratford (HOK Canada)**. “We need to understand the impact of the population of these buildings and how we can achieve the public realm space we need.”

The combination of the two projects means an influx of thousands of residents to the intersection and wider downtown area. Areas that have previously been for office or institutional uses, such as University, don’t have the infrastructure, such as outdoor amenity space, required for an influx of residents, said panel member **Michael Leckman (Diamond Schmitt Architects)**.

“We’re seeing the city transform before our eyes, with new residential areas in places that were never imagined to be residential,” he said, adding that new residents will mean new demands on neighbourhoods that were designed for employment or commercial uses. Without providing the necessary outdoor public space as development occurs, there could be a massive shortage in the long-term, Leckman said.

“Keep ahead of these areas, people will be living there shortly.”

Panel member **James Melvin (PMA Landscape Architects)** acknowledged that space is at a premium in downtown, meaning the costs for securing more outdoor public space are high. That doesn’t mean the city shouldn’t be pursuing it, he said.

“The city should be .... making these developments provide a substantial amount of money so land can be upgraded or bought,” Melvin said, recommending that the city should be using *section 37* benefits to pay for new parks.

The city is currently undertaking a study of infrastructure needs downtown, including amenity space, said urban design program manager **James Parakh**. The planning department is



also considering doing a planning study of University Avenue, similar to a recently completed study on Yonge Street that resulted in area-specific official plan amendments. [nru](#)

## Real Estate Analyst

**N. Barry Lyon Consultants (NBLC)** is a leading real estate consulting firm engaged in virtually every aspect of the real estate industry; from early planning and concept development, to market analysis, financial assessment and value planning.

**Our work** keeps us on top of emerging economic, demographic and market trends, changes in government policy, the pulse of the land development industry and land use planning and development trends. We are active throughout Canada, for the private, institutional and public sector, engaged in a range of urban, suburban and resort developments as well as public policy assignments.

**We are seeking**, an individual who has an interest in assessing the feasibility and impacts of a wide range of development and land use policy initiatives. The successful candidate will have a degree in a related discipline such as commerce, urban planning or economics, experience in real estate market and financial analysis. We are seeking multi-tasking candidates that have practical experience typically gained with two to three years in a related position.

**We offer** an interesting array of assignments, an excellent work environment in downtown Toronto, and a competitive compensation package.

**Interested?** We'd like to hear from you. Please send your resume, in confidence, to:

N. Barry Lyon Consultants Limited  
 Suite 100, 3 Church Street  
 Toronto, Ontario  
 M5E 1M2  
 Attn: Mark Conway  
 mark@nblc.com

# FIGHTING FOR EXPO

CONTINUED FROM PAGE 1

we haven't given ourselves the opportunity to provide answers."

The last World's Fair to take place in North America was in Vancouver in 1986, and that event was a major part of what developed the harbour into what it is today. And Montreal's 1967 Expo led to the expansion of the metro system. Holding the World's Fair in Toronto could lead to just as big an impact, Wong-Tam says. She's suggested many times that this could be the perfect opportunity to develop the Port Lands.

Wong-Tam isn't the only one who feels this way. A long list of prominent decision-makers in the city have signed on to the cause, including MP **Olivia Chow**, Greater Toronto Civic Action Alliance chair **John Tory**, former Toronto mayors **Art Eggleton**, **David Crombie** and **Mel Lastman**, Ryerson University president **Sheldon Levy**, senator **Don Meredith**, councillors **Mike Layton**, **Adam Vaughan** and **Pam McConnell**, and a host of others, totaling 63 community leaders.

The most striking aspect of the letter is the spirit of cooperation behind it. Representatives of every political party and from every level of government are involved. Brant Conservative candidate **Phil Gillies** is one of them.

"Holding the World's Fair would leave a lasting legacy going well beyond the actual year of the fair in 2025," he told *NRU*.

"I just think that the Prime Minister has a couple of misimpressions about what a World's Fair would be in this modern age. We're working very hard to try to influence the Prime Minister's thinking on this," he added.

Wong-Tam thinks the coalition has about a 50/50 chance of changing Harper's mind.

Hosting the World's Fair would bring about 40-million visitors to Toronto, and while it would require a major investment upfront, past projections have suggested a serious economic benefit from hosting it. While the available numbers



are dated—they are from a 2006 bid for the 2015 Expo—they suggest 143,000 jobs could be created, generating \$8.4-billion in wages. They also suggest \$13.5-billion of value-added GDP in Canada, with \$8.1-billion of that in the GTA. A new report with updated numbers is being compiled by **Ernst & Young** for presentation to the city's economic development committee on October 24.

In the coalition's letter to Harper, it says that members have learned from Harper's staff and cabinet that the Prime Minister's issues with hosting Expo 2025 have to do with the cost of security, and the relevance of a World's Fair in the age of the internet. Members were told that because of Harper's commitment to tighten Canada's purse strings, he wants to withdraw the country from the **Bureau International des Expositions**, Expo's governing body.

"Other countries that do show up [to future World Fairs] will develop trade agreements and diplomatic ties with one another, and Canada won't. It's really quite alarming to me," Wong-Tam says.

Until the end of October, Gillies says, the coalition will continue to lobby for the opportunity to bid on hosting the Expo 2025.

"We're meeting leaders from government and from the business sector almost on a daily basis, right up until the matter goes back to council." **nr**

# SMALLER MOVES

CONTINUED FROM PAGE 2

integration, however, there needs to be a clearer structure for active transportation projects at Metrolinx.

The report also recommends that the transit agency establish a dedicated staff department to deal with active

transportation concerns.

The report's authors are arranging a meeting with Metrolinx to discuss their findings. The report can be found on the Toronto Centre for Active Transportation's [website](#). **nr**

# TORONTO BRIEFS

## World sports leaders to gather in Toronto

Top officials in the realm of athletics will meet in Toronto in early October for the meeting of the **Pan American Sports Organization** (PASO) general assembly. Representatives from international sport federations, upcoming Olympic and Paralympic games, and national Olympic committees from 41 countries—about 350 delegates in total—will visit the city from October 8 to 11. PASO delegates will receive an update from the **Toronto 2015 Pan /Parapan Am Games Organizing Committee**, and on Friday, October 11 there will be an announcement of the host city for the 2019 Pan / Parapan Am Games.



UK.EUROSPORT.COM

## Building healthier cities

The University of Toronto will hold a one-day symposium on building healthier cities next month. The symposium will be put on by the **Dalla Lana School of Public Health**, and the objective is to learn about community action, education and research having to do with improving health and well-being in cities, and their communities. Scholar and public health advocate **Trevor Hancock** will be the keynote speaker for the event, which will include presentations on various research, as well as open discussion.

## Affordable housing wait list exceeds 90,000 households

The list of households waiting for affordable housing in the city is getting longer all the time, with 2,016 new households added to the list in August alone. But of the 90,060 households on the waiting list only 281 households moved into affordable housing that month. The numbers come from **Toronto Housing Connections**, which notes that they reflect an increase of 4 per cent over last year.



WeirFoulds LLP and Townsend and Associates have joined forces to establish a dynamic new municipal and planning law team.

Photo L to R: Jennifer Meader, Lyn Townsend and Denise Baker

The lawyers and staff of Townsend and Associates will join WeirFoulds effective September 30, 2013.

Both firms are among the top planning and development firms in the GTA.

Lyn Townsend founded her own firm in 1991 after practicing at Vice and Hunter, Soloway Wright LLP and Pallet Valo LLP. Since that time, Townsend and Associates has become a leading planning law firm in Ontario. In June 2013, Lyn was honoured with the 2013 OBA Award of Excellence in Municipal Law.

Denise Baker has been practicing municipal law since her call to the bar in 2003. Prior to joining Townsend and Associates, Denise was Assistant Town Solicitor with the Town of Oakville and practiced with a national law firm. Denise is Chair of the OBA's Municipal Law section.

Jennifer Meader has worked both as a planner and a lawyer, and has practiced with Townsend and Associates since her call to the bar in 2010.

The office of Townsend and Associates will remain in Oakville, operating under the WeirFoulds banner, continuing to provide the highest level of service to clients around the GTA and across Ontario.

WeirFoulds is thrilled to welcome Lyn, Denise and Jennifer as part of its municipal and planning law team. We know our clients will be too.



Protect your future. Gain a **strategic** advantage. WeirFoulds LLP.

**416.365.1110**  
www.weirfoulds.com

# STANDING COMMITTEE AGENDAS

## PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

*The Public Works and Infrastructure Committee will consider the following at its meeting on Friday, September 20 at 9:30 a.m. in committee room 1.*

### REPORTS

**Biking on Bloor**—Letter from six councillors requesting that staff include plans to resume work on the Bloor Street bike lanes in the Transportation Services 2014 budget and work plan.

**Bay bike lanes**—Report from transportation services general manager **Stephen Buckley** recommending that council approve the installation of bike lanes on both sides of Bay Street from a point 30 metres south of Bloor Street West to Cumberland Street.

**One man's trash**—Report from solid waste management services general manager **Jim Harnum** providing quarterly updated information on the number of 311 complaints received and open tickets concerning waste and recycling curbside collection in the city between April and June, 2013.

**What's Toronto Water up to?**—Report from Toronto Water general manager **Lou Di Gironimo** outlining the activities performed by Toronto Water in 2012 with regard to compliance and enforcement of the sewer by-law.

**Flooding protection update**—Report from Di Gironimo recommending staff report during the 2014 budget process on the budget impacts of expanding the Basement Flooding Protection Program on a city-wide basis.



GOTORONTO.COM

**No traffic control on Dufferin**—Report from Buckley recommending that council deny the installation of traffic control signals at the intersection of Dufferin Street at Eversfield Road and Dufferin Street at Bloem Avenue.

**Restructuring Eglinton lanes**—Letter from Councillor **Michelle Berardinetti** recommending that the committee request Buckley to review the removal of the high occupancy vehicle lanes along Eglinton Avenue East and report back at the January 2014 meeting.

**Reserved streetcar lanes on King**—Letter from TTC chief financial and administration officer **Vince Rodo** regarding a joint city-TTC report on the feasibility and merits of implementing morning rush hour reserved streetcar lanes on King Street.

CONTINUED PAGE 7 >

## WeirFoulds<sup>LLP</sup>

### Junior Planner (Maternity Leave Contract)

For over 150 years, the lawyers of WeirFoulds have been proud to serve clients with their most difficult and complex matters. WeirFoulds is focused on four broad areas of practice: (1) Litigation; (2) Corporate; (3) Property; and (4) Government Law. We have acted in some of Canada's most significant mandates and have represented clients in many landmark cases. For more information visit [www.weirfoulds.com](http://www.weirfoulds.com).

**Purpose of Position:** This is a 12 month contract position, covering a maternity leave, working with our Municipal Practice Group.

#### Specific Responsibilities Include:

- Research, compile and summarize planning and related evidence.
- Prepare materials and witnesses for OMB hearings.
- Dialogue with municipal staff.
- Assist in drafting related planning documents.
- Prepare and submit planning applications and appeals.
- Prepare zoning compliance reports for the Real Estate Group.
- Attend and contribute to Municipal Group meetings/initiatives.
- Other duties as assigned.

#### Qualifications and Skills:

- Well-developed analytical, written, presentation and interpersonal skills.
- Ability to work independently and excellent organizational skills.
- Ability to demonstrate initiative, forward thinking and resourcefulness.
- Membership in OPPI.
- Degree in urban and regional planning.

Candidates who meet the above qualifications are asked to email their resumes to Alexandra Overchuk at [aoverchuk@weirfoulds.com](mailto:aoverchuk@weirfoulds.com). Please include "Junior Planner" in the subject line. We thank all applicants for their interest; however, only those selected for an interview will be contacted. No recruitment agency calls please.

Protect your assets. Gain a **strategic** advantage. WeirFoulds LLP.

**416.365.1110**  
[www.weirfoulds.com](http://www.weirfoulds.com)

# STANDING COMMITTEE AGENDAS

CONTINUED FROM PAGE 6

**2014 service level review**—Presentation on service levels for public works and infrastructure.

## EXECUTIVE COMMITTEE

*The Executive Committee will consider the following at its meeting on Tuesday, September 24 at 9:30 a.m. in committee room 1.*

**Development Charges**—Report from deputy city manager and chief financial officer **Rob Rossini** recommending that council adopt the development charges by-law and the development charges background study.

**Election time**—Election of the chair of the employee and labour relations committee for 2013-2014.

**2014 service level review**—Presentation on service levels for the executive committee.

**After the storm**—Report from city manager **Joe Pennachetti** recommending that council reiterate its request to the provincial and federal governments for financial assistance to address the damage to property caused by the storm on July 8.

**Public squares**—Report from Pennachetti recommending that council approve the governance and policy framework for public squares to improve the accountability, management and operations of the city's squares.

CONTINUED PAGE 8 



WWW.V2COM.BIZ

## Planner II Planning and Building Department

**Job Number:** PB-166-13

**Employment Status:** Full-time Permanent

### Position Overview

Responsible for processing, reviewing and recommending decisions on development applications which have been delegated by Council to staff for approval (Site plans, Parkway Belt regulations, condominium, Rental Housing Conversion Act, sign variances, 'H' removal and part lot control) as well as planning studies, and for the preparation of Planning Department comments and co-ordination of City Departments' comments on applications considered by other Committees, agencies or commissions (Committee of Adjustment, land division, Niagara Escarpment Development Permits).

### Responsibilities

As a key member of the team, the successful applicant will be responsible for:

- The inter-departmental processing of all development applications including site plan, part lot control, condominium, conversion to condominium, sign variance, and "H" removal applications.
- Preparing reports, recommendations and/or comments on applications for Niagara Escarpment Development Permits, Parkway Belt, land division and Committee of Adjustment variances.
- Participating on and lead Department, Division and Corporate teams in the review of issues and establishment of positions and strategies on matters of division and corporate interest, and represents the Department or City on external project teams and committees.
- Making presentations on planning matters at neighbourhood meetings, open houses and meetings of standing committees of Council as required.
- Providing planning advice and responds to inquiries from the public, development industry, various levels of government, media, staff, applicants and elected officials with respect to planning matters and other planning issues.
- Appearing before the Ontario Municipal Board and other tribunals to give expert evidence on the City's behalf as it relates to planning matters.
- Processing applications for rezoning, plans of subdivision and site specific Official Plan amendments, as required.

### Requirements

The successful applicant will have a university degree (4 years) in Planning or related field and membership in the Canadian Institute of Planners or equivalent. A degree in urban design would be an asset. The incumbent will also have 4 years relevant professional planning work experience and a thorough knowledge of the Ontario Planning Act and related regulations and procedures. The incumbent will be an innovative thinker, who possesses excellent organizational, analytical, problem-solving, and written/verbal communication skills. The Planner II needs to be able to work independently and as part of a team.

**Salary Range:** \$63,912 to \$79,890 (grade 10)

### How to Apply

To apply please visit [www.burlington.ca/careers](http://www.burlington.ca/careers) and click on "View Jobs". Please note, applications are only accepted on-line. If you require assistance, please contact Human Resources at 905-335-7602.

**Posting Close Date:** September 27, 2013

*We thank all applicants and advise that only those to be interviewed will be contacted.*

[www.burlington.ca](http://www.burlington.ca)



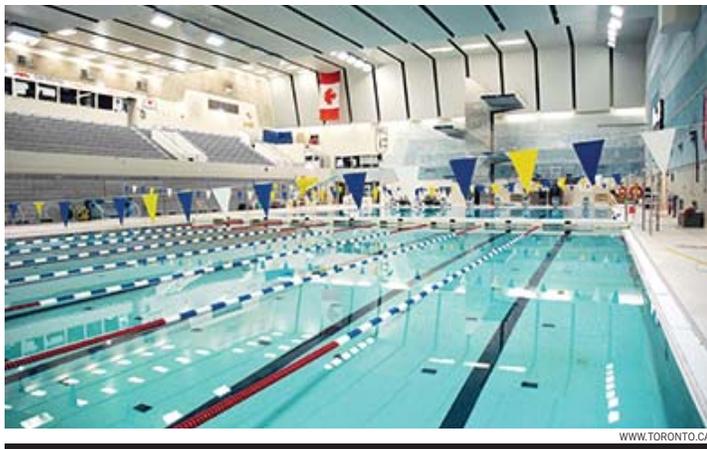
An equal opportunity employer.

# STANDING COMMITTEE AGENDAS

CONTINUED FROM PAGE 7

**Council strategy**—Report from Pennachetti recommending affirmations of his 26 strategic actions to guide the city’s public service in terms of service planning, multi-year budgeting and performance planning process.

**Pan Am corporation**—Report from Pennachetti recommending the establishment of a corporation to be called **Toronto Pan Am Sports Centre Inc.**, which will be responsible for operating the Toronto Pan Am Sports Centre.



WWW.TORONTO.CA

**Human rights**—Report from Pennachetti on harassment and discrimination enquiries and complaints raised by service recipients and city employees to the city human rights office, the **Ontario Human Rights Tribunal** and the city’s grievance/arbitration process in 2011 and 2012.

**Porter not yet cooling its jets**—Report from cluster B deputy city manager **John Livey**, providing a further update on the review of the request by Porter Airlines for an exemption to the commercial jet-powered aircraft ban at Billy Bishop Toronto City Airport and related runway expansion options.

**Environmental project for Eglinton LRT**—Report from chief planner **Jennifer Keesmaat** recommending that **Metrolinx** include principles outlined in an earlier report for the redevelopment of the Mount Dennis Maintenance and Storage Facility and that these principles be included in any Request for Proposals for the design and construction of the Mount Dennis Maintenance and Storage Facility.

**Sony Centre Redevelopment**—Report from Livey and Rossini recommending that council approve the addition of a project called the Sony Centre Public Plaza to the 2013 capital budget.

**Disability Issues Committee**—Letter from disability issues committee chair **Adam Vaughan** recommending that parks, forestry and recreation general manager **Jim Hart** develop a rating system for the accessibility of all new park infrastructure and upgrades to facilities, trails and parks.

**Amendments to the *Municipal Elections Act***—Letter from Councillor **Paul Ainslie**, seconded by Councillor **Josh Matlow**, recommending council make a series of amendments to the *Municipal Elections Act*. **nru**

**Build with us**

With more than **1,400** member companies, BILD is the voice of land development, home building and professional renovation in the Greater GTA.

The only thing missing is **BILD**

For membership inquiries  
**416-391-5785**

**www.bildgta.ca**

**IN THE ZONE:**  
*Navigating Toronto’s new Citywide Zoning By-law*

Join **Ian Graham**, Director of Planning at R.E. Millward and Associates Ltd. and former Project Manager for the City of Toronto Citywide Zoning By-law Project, at a full day workshop.

Choose one of two dates to attend:

**October 30** OR **November 26**  
**8:00am - 3:30 pm** OR **8:00am - 3:30 pm**

*The Bram and Bluma Appel Salon, Novella Room,  
Toronto Reference Library*

REGISTER AT:  
<https://torontozoning.eventbrite.ca/>

**R.E. MILLWARD + ASSOCIATES LTD**

# TORONTO OMB NEWS

## Tower variances approved

In a September 5 decision, board member **Richard Makuch** allowed an appeal of the committee of adjustment's refusal to enact a series of minor variances, including increased heights and density, for a residential tower at [327 Royal York Road](#).

**Terrasan 327 Royal York Road Limited** seeks permission to construct a 26-storey residential tower, including ground-floor retail. It applied for a number of variances, including increased height and floor space index, reduced setbacks and outdoor amenity space, and additional below-grade parking. All were refused by the committee of adjustment.

The project originated as a joint venture between the appellant and **Metrolinx** to integrate a new residential development into the Mimico GO station. In 2012, the committee of adjustment approved variances allowing a 26-storey residential tower, as well as an increase in the floor space index and reduced visitor parking. In January, Metrolinx decided not to move ahead with the project. Terrasan 327 Royal York Road Limited is now moving ahead on its own. The city planning department did not oppose the application. Makuch allowed the appeal, noting that the surround area has a broad mix of uses and the lands are "ideally situated for intensification."

Terrasan 327 Royal York Road Limited was the sole party

at the hearing and was represented by solicitor **Christopher Tanzola (Overland)**. (See OMB Case No. PL130504.)

## Townhouse appeal dismissed

In a September 11 decision, board vice-chair **John Peter Atcheson** dismissed an appeal by **FC 515 Land Corporation** and **Accentia Development** of council's refusal to enact official plan and zoning by-law amendments that would allow development of 112 three-storey townhouses at [505-515 Centennial Road](#). Atcheson dismissed the appeal without a public hearing after the appellants did not respond to requests for information within a specific time frame. (See OMB Case No. PL081311.)

## Hearing set for zoning appeal

In a September 16 decision, board member **Blair Taylor** set a January 6, 2014 hearing for an appeal of council's failure to make a decision on zoning by-law amendments that would permit an 11-storey, mixed-use building at [383 Sorauren Avenue](#). **Sorauren Developments Inc.** is seeking site-specific amendments.

Solicitors in the case are **Cynthia MacDougall (McCarthy Tétrault)** representing Sorauren Developments Inc. and municipal counsel **Gary McKay** representing the **City of Toronto**. (See OMB Case Nos. PL130568 and MM130070.) 

## TORONTO PEOPLE

**Peter Nikolakakos** is now director of development at **First Gulf Corporation**.

Previously, he was land development project manager at Cityzen Development Group.

Premier Kathleen Wynne announced Wednesday that the government has appointed an advisory

panel to review the Metrolinx investment strategy, which recommends methods of funding public transit across the Greater Toronto and Hamilton area. Thirteen members have been appointed: former president and CEO of the Conference Board of Canada **Anne Golden**, former Toronto chief planner **Paul**

**Bedford**, Pembina Institute Ontario policy, transportation director **Cherise Burda**, former Toronto city councillor **Gordon Chong**, Canadian Automobile Association government and community relations director **Teresa Di Felice**, Ontario Building and Construction Trades Council business

manager **Patrick Dillon**, Real Estate Search Corporation co-founder **Iain Dobson**, Clareo Partners senior principal **Kulvir Gill**, Oxford Properties president and CEO **Blake Hutcheson**, Ontario Residential and Civil Construction Alliance executive director **Andy Manahan**, Labourers' International Union

of North America vice president and regional manager for central and eastern Canada **Joseph S. Mancinelli**, Ontario Home Builders' Association president **Leith Moore**, and PlayLab Inc. founder and CEO **Mohan Nadarajah**.