

# NOVÆ RES URBIS TORONTO

FRIDAY,  
JULY 7, 2023

Vol. 27  
No. 27

2

## KEEPING A COOL HEAD

City to Explore Feasibility of Cooling By-Law for Rental Buildings

4

## THE FUTURE OF ONTARIO PLACE

Alternative Proposal Calls for Revitalized Public Space

FUNDAMENTAL VISION THAT WILL SHAPE DEVELOPMENT OF DOWNSVIEW LANDS TAKING FORM

## COMING INTO VIEW

Matt Durnan

The vision and planning priorities for the massive and transformative future development on the former Downsview airport lands are coming into sharper focus with **City of Toronto** planning staff establishing two guiding principles for the redevelopment of the site: ensuring climate resilience and sustainability and achieving equitable outcomes to create truly successful and inclusive communities.

At a virtual public meeting and in-person open houses held between May 29 and June 3, city planning staff engaged with more than 235 Toronto residents leading discussions on a number of themes pertaining to the future development of the lands, including determining the need for a variety of housing forms, for larger dwelling units and affordable housing options, and for housing options suitable specifically for families and seniors.

The **Canada Lands Company** and **Northcrest Developments** have submitted an application for an official plan amendment for the site in Downsview that would permit the development of roughly 45,000 residential units and 40 hectares of parks and open space. (See: *Taking Flight in Downsview, Novae Res Urbis Toronto*, January 6, 2023)

In partnership with the Canada Lands Company, City planning staff have been undertaking a rigorous public consultation process to help inform the vision and planning principles that will shape the development of the more than 200-hectare site.

“The City is piloting a community development plan in two areas right now,

Downsview and Jane and Finch. Both of them are being combined with secondary plans,” City of Toronto community development plan project manager **Sundus Balata** told *NRU*.

“The idea is [that] typical land use planning will plan for the land, which means that people who have historically

CONTINUED PAGE 6

Rendering from the City of Toronto's Thermal Comfort Study, which seeks to develop guidance to help facilitate thermal comfort in the public realm through City guidelines, standards, and policies. The City of Toronto Design Review Panel will undertake its second review of the study at its meeting Thursday, July 13. See Design Review Panel Agenda, page 9.

SOURCE: CITY OF TORONTO



## UPCOMING DATES

### JULY

- 10 General Government Committee, 9:30 a.m.
- 11 Executive Committee, 9:30 a.m.
- 12 TTC Board, 10:00 a.m.
- 13 Toronto Preservation Board, 9:30 a.m.
- 19 – 21 Council, 9:30 a.m.
- 25 CreateTO, 1:30 p.m.
- 29 Preservation Board, 9:30 a.m.

### SEPTEMBER

- 6 Council (urgent heritage matters), 9:30 a.m.
- 7 North York Community Council, 9:30 a.m.
- 8 Scarborough Community Council, 9:30 a.m.
- 12 Preservation Board, 9:30 a.m.
- 18 Etobicoke York Community Council, 9:30 a.m.
- 19 Toronto & East York Community Council, 9:30 a.m.
- 20 Infrastructure & Environment Committee, 9:30 a.m.
- 21 Economic & Community Development Committee, 9:30 a.m.
- 26 TTC Board, 10:00 a.m.
- 28 Planning & Housing Committee, 9:30 a.m.

### OCTOBER

- 2 General Government Committee, 9:30 a.m.



## ■ CITY TO EXPLORE FEASIBILITY OF BY-LAW TO REGULATE COOLING OF RENTAL BUILDINGS

# KEEPING A COOL HEAD

Lana Hall

**C**ity of Toronto staff are exploring the feasibility of introducing an “adequate temperature-by-law,” for rental apartment buildings, which would require landlords to maintain temperatures in units within a prescribed temperature range. If developed and passed, a by-law of this nature could help tenants struggling with overheated apartments amid an increase in extreme temperatures, while also helping the city move towards its sustainability goals.

At its meeting June 15, Toronto city council passed a member’s motion put forward by ward 17 Don Valley North councillor **Shelley Carroll**. The adopted motion asks City staff to report back to the infrastructure and environment committee by the first quarter of 2024 on the feasibility of requiring landlords who control the temperature of units in leased buildings to maintain unit temperatures within a defined range, based on the temperature outdoors. If the units are not equipped with air

cooling equipment—such as air conditioning units—the motion recommends landlords be required to maintain a “cooling centre” within the building accessible to all tenants, to offer tenants the option of switching gas-fired cooking equipment to an induction stove, and to provide tenants with special health needs with supplementary heating and cooling that tenants themselves can control if needed.

A specific temperature threshold that units would have to maintain to be deemed adequate was not defined in the motion, rather the motion asks City staff to consult with the City’s medical officer of health to determine what the minimum and maximum temperatures should be for rental units. Currently, the Toronto [heat by-law](#) requires landlords to

maintain units at a minimum temperature of 21°C, from September 15 to June 1, however no maximum temperature for units during the warmer months has been established.

The motion also asks City staff to explore opportunities to improve data collection regarding the impacts of extreme temperatures in Toronto rental housing, while developing a process to monitor and record complaints from residents about the temperature of their unit.

Carroll told *NRU* the current date-based system of requiring landlords to turn heat and air conditioning on and off is simply not effective in today’s climate.

“Using a date-based approach to heating and cooling apartments no longer makes

CONTINUED PAGE 3 ■

If landlords are going to provide rental units to tenants, they have to meet basic standards, and this is one of them.

– Jacqueline Wilson

## NRU PUBLISHING STAFF

**Ian A.R. Graham**, Publisher  
iang@nrupublishing.com  
Ext. 222

**Irena Kohn**, Editor  
irenak@nrupublishing.com  
Ext. 223

**Matt Durnan**, Senior Reporter  
mattd@nrupublishing.com  
Ext. 225

**Lana Hall**, Senior Reporter,  
lanah@nrupublishing.com  
Ext. 226

**Peter Pantalone**,  
Planning Researcher  
peterp@nrupublishing.com

**Jeff Payette**,  
Design/Layout  
jeffp@nrupublishing.com  
Ext. 228

**Samantha Lum**,  
Sales and Circulation  
samanthal@nrupublishing.com  
Ext. 224

## NRU PUBLISHING INC.

**SALES/SUBSCRIPTIONS**  
circ@nrupublishing.com  
Annual subscription rate is  
\$429 +HST (ON).

Complimentary trial  
subscriptions are available.

Advertising rates  
available upon request.

**Novæ Res Urbis Toronto**  
is published 50 times  
a year and is not to be  
reproduced, recirculated or  
redistributed by any means  
or medium without the  
express written consent of  
the publisher.

**Corporate Office**  
1200 Bay Street, Suite 1101  
Toronto, ON M5R 2A5  
Tel: 416.260.1304  
Fax: 416.979.2707

**Billings Department**  
NRU Publishing Inc.  
PO Box 19595 Manulife PO,  
Toronto, ON M4W 3T9

ISSN 1918-7548

# KEEPING A COOL HEAD

■ CONTINUED FROM PAGE 2

sense when we're seeing temperatures fluctuate so radically in the shoulder seasons," she says. "Currently, landlords are required to maintain a minimum indoor temperature of 21°C from September 15 to June 1. From September 15 to October 15 and May 1 to June 1, they are able to turn the heat down or off if the temperature indoors is above 21°C. However, this is completely at the discretion of the landlord. They aren't required to turn the heat off in these interim months, and I've heard from tenants across the city whose units reached over 30°C in April and May. The weather had warmed and their landlords still had the heat on, despite requests from tenants to have it turned off."

Currently, landlords in Toronto are only required to turn on air conditioning if their buildings are equipped with a central cooling system. If a building does not have a central cooling system, landlords have no requirement to keep the units below a certain temperature, and the onus is on tenants to obtain a portable air conditioning system if needed. The proposed by-law would require landlords to provide cooling for tenants to make sure temperatures in their units don't exceed a certain limit.

These requests couldn't come at a better time for tenants, according to **Canadian Environmental Law Association (CELA)** lawyer **Jacqueline Wilson**. "Extreme heat is dangerous. It's a public health emergency," she told *NRU*. "Landlords are required to provide a safe and healthy environment for their tenants, and what that means with climate change is that there has to be active cooling so that apartments aren't getting too hot. ... So that means there has to be active cooling and there has to be a maximum temperature for people to be living in apartments. ... If landlords are going to provide rental units to tenants, they have to meet basic standards, and this is one of them."

Wilson points to a report co-authored by CELA and the **Advocacy Centre for Tenants in Ontario (ACTO)**, which showed that during the 2021 heat dome experienced in British Columbia, 98 per cent of heat-related deaths occurred indoors, and that most of the 619 people who died as a result of the heat dome lived in homes without adequate cooling systems.

But **Greater Toronto Apartment Association (GTAA)** president and CEO **Daryl Chong** questions how

helpful a by-law like this would be, based on the number of rental buildings with central heating and cooling, which must be manually controlled by the landlord.

"There's a small number of buildings that were built in the 80s and 90s that have centrally controlled air conditioning, and for those buildings, the landlord is responsible for turning that on on certain dates," he says. "The other 90 plus per cent of the buildings that don't have any sort of central control, the tenants are in control of whether they want to keep it that way or not."

Chong says the GTAA has been promoting Toronto's "Heat Relief Strategy" to its landlords and building owners since it was released in 2019. The strategy focuses on education and services for groups at increased risk for heat-related illnesses, and encourages the creation of cooling centres in both private and public buildings for days when the outdoor temperature exceeds 31°C for two or more consecutive days.

Carroll's motion also requests that City staff report back to the infrastructure and environment committee by the second quarter of 2024 with options to encourage retrofits of existing rental buildings to mitigate the impacts of extreme weather, and to encourage new buildings to comply with Passive House standards, a voluntary building standard originally developed in Europe to maximize energy efficiency. The motion noted that these

two measures are consistent with the City's TransformTO strategy. Ideally, incorporating passive cooling mechanisms to both old and new buildings would reduce the City's reliance on air conditioning altogether. 🌻

# THE FUTURE OF ONTARIO PLACE

Lana Hall

In the wake of the provincial government's April announcement that it plans to demolish the **Ontario Science Centre** and relocate it to Ontario Place having approved the development of a mega spa on the waterfront lands, organizers with the advocacy group **Ontario Place for All** has released an alternative proposal for the waterfront site. The proposal would keep the Science Centre its current location, while revitalizing the Ontario Place lands and creating a meaningful connection between the two sites, which will eventually be connected by the future Ontario Line.

The Ontario Place for All proposal for the lands calls for the province to maintain Ontario Place as public land, swapping the mega spa proposed by Austrian-based **Therme Group** for a newly-revitalized public park and recreation hub on the West Island of Ontario Place. The alternative proposal also suggests a satellite location for the Ontario Science Centre on the Ontario Place grounds that would be dedicated to studying and educating the public about Lake Ontario.

Ideally, according to the proposal, the West Island of Ontario Place would connect by land bridge to Exhibition

Place with the planned Ontario Line. The West Island would also feature a revitalized wading pool, a lakefront promenade and a public commons. Existing parkland and water access would be maintained to support the vision for the site continuing to be what urban planner and Ontario Place for All committee member **Ken Greenberg** calls "a people place."

According to Greenberg, this approach would maintain the Ontario Place lands for public use and would honour its original vision at a fraction of the cost of the multi-million-dollar price tag that comes with the Therme Group spa proposal.

"The West Island would [remain] the green, vegetated environment inspired by [landscape architect] **Michael Hough**'s original design. ... So it would be at the same time, a people place. It would have scientific value related to the branch of the Science Centre, and it would be made as a place of recreation and a place to experience our climate, preserve our access to the lake, not behind glass with palm trees trying to recreate the environment of the tropics, but celebrating the environment of Ontario," he says. "We think that could be beautifully done."

The group's alternative proposal for the site also takes issue with the planned demoli-

tion and relocation of the Ontario Science Centre, which is currently located in Don Mills

CONTINUED PAGE 5 ■

Map showing advocacy group Ontario Place for All's alternative proposal for the Ontario Place lands. Rather than pursuing the Therme mega spa proposal for the lands favoured by the provincial government, the advocacy group is calling on the Province to retain the existing public park on the Ontario Place site, revitalizing the greenspace, wading pool, promenade and public commons. It also proposes the retention of the Ontario Science Centre at its current location in Don Mills within its original building, and the development of a small satellite campus on the Ontario Place site where environmental research and public education could be pursued.

SOURCE: ONTARIO PLACE FOR ALL





# THE FUTURE OF ONTARIO PLACE

■ CONTINUED FROM PAGE 4

housed within the historic building designed for it by architect **Raymond Moriyama**. Instead, says Greenberg, Ontario Place for All proposes maintaining the Science Centre in its current location and opening a smaller, satellite location on the grounds of Ontario Place, likely near the Cinesphere and the architectural “pods,” designed by architect **Eberhard Zeidler**.

“[The satellite location] would deal with climate change, it would deal with the state of the Great Lakes, it would deal with water resources, hydrology, all the things that are the top of mind as we go through this incredible heat wave ... and really put emphasis on the environment, which is already part of the mission of the Science Centre,” Greenberg says, noting that leadership at the Ontario Science Centre has been considering this creation of a satellite location on the Ontario Place site for years, even before the provincial request for proposals for redevelopment of the site.

Keeping the Science Centre in its current location and incorporating a satellite branch on the lands at Ontario Place would also form a symbolic pathway, notes Greenberg. “[It would run] from the Don Valley—the great tributary that feeds Lake Ontario—to Lake

Ontario, [connecting] both ends of the Ontario line.”

Maintaining the Science Centre in its current location has another advantage according to the advocacy group: an environmental one.

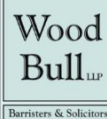
“Demolishing the Science Centre would create roughly the carbon footprint of 50,000 people flying from Toronto to London, England—all to destroy an architecturally significant building that is barely 50 years old,” reads a press release from Ontario Place for All.

**City of Toronto** ward 10 Spadina-Fort York councillor **Ausma Malik** says Trillium Park, which sits immediately to the east of Ontario Place, could be an inspiration for Ontario Place.

“Trillium Park is such an incredible example of what’s possible along the waterfront,” she told *NRU*. “What this alternative proposal would do ... is to make [Ontario Place] a green, accessible, beautiful place that can be used in so many different ways: for public events, for different festivals and gatherings. People are there all four seasons. This proposal is saying there’s a vision that was realized for Trillium Park, and we can extend that to Ontario Place and make sure we’re getting the maximum use.”

Greenberg says the group’s

proposal was circulated to several different agencies within the provincial government, including to Premier Doug Ford’s office, but noted that to date, the advocacy group has received no response. He adds they are now in the process of reaching out to the federal government to investigate whether it could play a role in mitigating potential negative environmental impacts of further development of Ontario Place, similar to the way the federal Minister of **Environment and Climate Change** launched an environmental study of **Rouge National Urban Park** last March. 🌸



## Career Opportunity: Associate

Wood Bull LLP is looking for an associate for its municipal and planning law practice. This position is perfect for you if you:

- enjoy taking on responsibility while working in a collaborative, supportive environment that includes senior lawyers and land use planners.
- would like the opportunity to get on your feet before tribunals, deal directly with clients, and be involved in all aspects of files, including developing strategy.
- want control over your career and life, including flexibility over when, where, and how much you work.
- are organized and have excellent written and oral communication skills.
- are excited by the possibilities that come from working at a small firm.

The ideal candidate will have at least three years of post-call experience. Experience in municipal and planning law or experience practicing before the courts or administrative tribunals is desirable although not required.

If you’re interested in this position, please send your CV and law school transcripts by **July 12, 2023** to Daniela La Gamba at [DLaGamba@woodbull.ca](mailto:DLaGamba@woodbull.ca).

65 Queen Street West, Suite 1400 Toronto Ontario M5H 2M5  
T (416) 203-7160 [www.woodbull.ca](http://www.woodbull.ca)

# COMING INTO VIEW

CONTINUED FROM PAGE 1

been marginalized are not necessarily considered for their barriers, especially since they face higher barriers that are also not considered. The community development plan is an entry point to work with planning and the community to identify what the priorities are in the community. What are concrete actions that we can do as it relates to land use, how it relates to built form, and then later, to the operations once everything is built and how that

plays out?”

A draft secondary plan for the Downsview lands was released in April of 2023. Within the Update Downsview secondary plan two prime goals are articulated that will shape development of the entire site from the top down, touching each of the district plans for the 15 districts that have been identified for the site.

“Our draft outline for the secondary plan basically outlines a new vision with two

prime goals, which are climate resilience and sustainability and achieving equitable outcomes, which we see as being really interconnected to develop truly successful and inclusive communities,” City of Toronto strategic initiatives planner **Jessica Krushnisky** told *NRU*. “It’s an opportunity to embed these goals from the very beginning. Given the size of the Downsview area at 560 hectares, we’re looking at the site as more of a high-level structuring framework in the secondary plan for the areas and things like major streets, parks and land uses, and we’ll be directing the future development of the 15 district plans which will provide more

detail for smaller areas.”

The district plan for one of the 15 districts—the Taxiway West District, an area located on the former airplane taxiway—is already being reviewed by planning staff, who anticipate that at least one more district plan will come in for review before the end of the year.

The Taxiway District, as its name suggests, is the former taxiway for the airport and will be reconceived along with the former landing strip as the Runway and Taxiway Districts. These are being reimagined as continuous, publicly-accessible corridors.

Between July 2022 and

CONTINUED PAGE 7

7768-7798 MCCOWAN RD & 5112-5248 14TH AVE, MARKHAM

*Approved for the Development*

OF 96 TOWNHOUSE UNITS | SITUATED WITHIN A GROWING AND IN-DEMAND NODE OF MARKHAM

VIEW BROCHURE

DONALD COUSENS PARKWAY, MARKHAM

*Unprecedented opportunity*

FOR 147 SERVICED TOWNHOUSE LOTS | SITUATED WITHIN THE SOUGHT-AFTER GREENSBOROUGH COMMUNITY

VIEW BROCHURE

**OFFER DATE FOR BOTH PROPERTIES IS:**

**TUESDAY, JULY 25<sup>th</sup>, 2023 BY 3PM (EST)**

Properties are being sold individually.

**ADVISORS**

**Mike Czestochowski\*\***  
Vice Chairman  
+1 416 495 6257  
mike.czestochowski@cbre.com

**Lauren White\***  
Executive Vice President  
+1 416 495 6223  
lauren.white@cbre.com

**Emelie Rowe**  
Sales Representative  
+1 416 495 6306  
emelie.rowe@cbre.com

**Evan Stewart**  
Sales Representative  
+1 416 495 6205  
evan.stewart@cbre.com

**CBRE | LAND SERVICES GROUP**

\*Sales Representative \*\*Broker | All outlines are approximate | CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4

www.cbre.ca/mclsg



# COMING INTO VIEW

CONTINUED FROM PAGE 6

March 2023, City staff met with more than 900 people to engage in public consultation sessions on the Downsview airport lands, in addition to the 235 people who attended the most recent virtual and in-person public meetings. Public engagement has played a significant role in shaping the overarching plan for the lands.

“That [public engagement] really did help shape the secondary plan, the community development plan, the urban

design guidelines. ... We took that feedback and that has now resulted in the draft secondary plan, as well as the community development plan priorities,” City of Toronto assistant planner **Alicia Rinaldi** told *NRU*.

“Some of the things we heard were in consideration of the existing barriers. With the airport lands being kind of fenced off, there was a general appreciation for better connectivity through the

area, particularly over the GO line, as well as enhanced street connections so people have better connectivity in the future and access to community services and facilities like schools, libraries, parks and open spaces.”

Facilitating connectivity throughout the more than 500-hectare site is among the top priorities for the planners. But hidden in plain sight is the also potential connectivity to the rest of the city that this area provides, with the Downsview Park GO station located at 80 Carl Hall Road and three TTC subway stations in close proximity—Sheppard, Downsview and Wilson stations—all of which are

operating far below capacity at present.

“Through our initial project work, we have seen that the three stations themselves are actually operating at less than approximately 25 per cent capacity today,” Rinaldi said.

“So, to give people a sense of peace, it’s that the stations are under capacity, so there is a need or capacity to support increased ridership and density and growth in the area.”

The access to higher-order transit that the site provides will give potential redevelopment of the lands a significant leg up when it comes to attracting developers to build once all of the plans are

CONTINUED PAGE 8



**Dentons Municipal Planning, Land Use and Development Law Group welcomes Isaiah Banach. Unlock your land development potential with our solutions-focused strategic advice. We help clients turn challenges into opportunities.**

**Katarzyna Sliwa**

Dentons Canada Municipal Planning,  
Land Use and Development Law Group  
[kat.sliwa@dentons.com](mailto:kat.sliwa@dentons.com)

大成 DENTONS

# COMING INTO VIEW

■ CONTINUED FROM PAGE 7

established, and Canada Lands Company regional director of real estate **David Anselmi** believes this is a tremendous opportunity for developers.

“It’s not just the GO station and the subway stations, there’s an integrated trail system for active mobility. There will be crossings of the rail corridor, pedestrian cycle bridges as well as full mobility crossings,” Anselmi told *NRU*.

“But the fact is, we have three transit stations that are underutilized currently, and that’s not a negative thing. The good news is we have the great luxury of developing with that infrastructure already in place, where typically a developer would start developing and have to beg for transit to come. We have these three stations that are nicely spaced and that gives us three really good distinct transit hubs.”

Planning for the more than 200-hectare site is still being undertaken at a very high level, and elements of the planning process such as determining potential locations of buildings and parks are still quite a way down the road. However, with the articulation of the fundamental goals and objectives that will inform the planning process moving forward, there is progress being made.

“Really it’s the defining of the two goals and the two objectives of the plan. We didn’t have that back in January. In talking through that engagement process, we really heard that sustainability and climate resilience and equity were two things that we really heard a lot, and I think those goals really do encompass a whole host of what we’re trying to do at Downsview,” City of Toronto Update Downsview project director **Sarah Phipps** told *NRU*.

“I would say the defining and the clarity of those two goals coming out of the secondary plan is where we’re headed. We’re not even talking yet about local road networks, or building locations or local parks. As those district plans come in, we’ll have more conversations with the community and surrounding neighbourhoods and stakeholders about how those things happen.”

With respect to the two prime goals, there are some tangibles that the planning team is hoping to see. On the sustainability side of things, the team is encouraging a district centralized stormwater management system.

“That really does speak to the sustainability piece by distilling out rather than having

one stormwater management pond...it’s dispersed across the area,” Rinaldi said.

“This not only contributes to sustainability, but it also helps provide better access and more equitably distributed access to green and open spaces and natural areas, so that’s an example that meets both of the overarching goals.”

When it comes the equity goal, it will play into the secondary plan in terms of the overarching policies, as well as manifesting within the individual district plans with respect to which community spaces are prioritized as well as which types of housing are being provided.

“The secondary plan will say something like [there must be] ‘affordable housing,’ and there’s a requirement of 10 per cent affordable housing on the site; the community development plan takes it a step further in that it says we actually need Black and Indigenous housing,” Balata said.

“So it will concretely say there needs to be housing for specific groups. So CMHC [Canada Mortgage and Housing Corporation] will have funding available for these specific groups ... [will] work with the developers, [ask them] ‘Are you interested in this type of action?’ Pending that the funding is secured, we can build housing that services these particular groups, and that’s how you see the equity follow from the secondary plan into a concrete action on the site that really does reduce a

barrier for groups that have historically been marginalized.”

The goalposts have moved slightly with respect to when the City expects official plan amendment applications and secondary plans to be submitted. They are now anticipated to come in by spring 2024. Meanwhile, community development staff are also targeting another public meeting for the fall of 2023. 🌱



# DESIGN REVIEW PANEL AGENDA

*The Toronto Design Review Panel will consider the following matters at its meeting Thursday, July 13 at 1:15 p.m. in a virtual meeting to be hosted on Webex.*

**1:15 P.M.**

**Thermal Comfort Study**—Panel will undertake its second review of the **City of Toronto's** Thermal Comfort Study. Presentations will be made by **City of Toronto** senior urban designer Rong Yu, by **DIALOG**

senior urban designer **Dorsa Jalalian** and by **Buro Happold** microclimate and data analytics specialist **Dr. Tristan Gerrish**.


**2:40 P.M.**

**250 Wincott Drive and 4620 Eglinton Avenue West**—Panel will undertake its first review of **Trinity Development Group's** zoning by-law amendment and site plan control applications for 250 Wincott Drive and 4620 Eglinton Avenue West. Presentations will be made by

**City of Toronto** senior planner **Jennifer Renaud** and senior urban designer **Prachi Patel** and by project team members from **B+H Architects**, from **Land Art Design Landscape Architects Inc.**, and from **Bousfields**.

**4:10 P.M.**

**2200-2206 Eglinton Avenue East—Phase One**—Panel will undertake its first review of **Dream and CentreCourt's**

site plan control application for phase one of 2200-2206 Eglinton Avenue East. Presentations will be made by **City of Toronto** senior planner **Emily Caldwell** and urban designer **Behnaz Djaborouti**, and by project team members from **IBI Arcadis** and **Studio TLA**. 

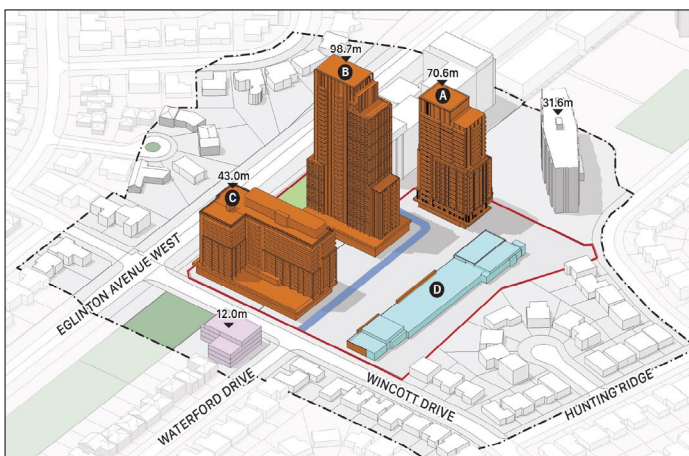


Left: Rendering of Dream and CentreCourt's proposal for 2200-2206 Eglinton Avenue East. The City of Toronto Design Review Panel will undertake its first review of the site plan control application for phase one of the project at its meeting Thursday, July 13.

ARCHITECT: IBI ARCADIS  
LANDSCAPE ARCHITECT: STUDIO TLA  
SOURCE: CITY OF TORONTO

Below left: Massing diagram from Trinity Development Group's proposal for 250 Wincott Drive and 4620 Eglinton Avenue West. The City of Toronto Design Review Panel will undertake its first review of the zoning by-law amendment and site plan control applications for the project at its meeting Thursday, July 13.

ARCHITECT: B+H ARCHITECTS  
SOURCE: CITY OF TORONTO



**HAVE A STORY TIP OR  
IDEA RELATED TO YOUR  
MUNICIPALITY?**

Send an email to [pressrelease@nrupublishing.com](mailto:pressrelease@nrupublishing.com)

 **nrupublishing**  
TORONTO • GREATER TORONTO & HAMILTON AREA

# STANDING COMMITTEE AGENDAS

## GENERAL GOVERNMENT COMMITTEE

*General Government Committee will consider the following at its meeting Monday, July 10 at 9:30 a.m. in Committee Room 1, City Hall.*

**City building objectives for real estate transfers**—[Report](#) informs the committee of the guidelines and principles used for achieving city-building objectives when City real estate is recommended for sale or long-term lease, or for transfer to **CreateTO** to develop for a market offering or a joint venture.

## EXECUTIVE COMMITTEE

*Executive Committee will consider the following at its meeting Tuesday, July 11 at 9:30 a.m. in Committee Room 1, City Hall.*

**Community safety and well-being on transit**—[Report](#) responds to council's direction to develop further actions to advance the integrated work of the **Toronto Transit Commission**, the **Toronto Police Service** and City divisions to improve community safety on the transit system and provide well-being supports to vulnerable individuals seeking respite from the cold on the TTC over winter months.

**St. Lawrence Centre for the Arts redevelopment**—[Report](#) from the **CreateTO** board of directors recommends that city council formally adopt the St. Lawrence Centre for the Arts design competition jury's selection of **Hariri Pontarini Architects**, **LMN Architects**, **Tawaw Architecture Collective**, **Smoke Architecture** and **SLA** as the winning submission for the St. Lawrence Centre for the Arts design competition, and that council direct staff to transition the project to the executive director of the City's corporate real estate management division.

**EHON Beaches-East York pilot project**—[Report](#) seeks council authority for the transfer of City-owned property at 72 Amroth Avenue to a **CreateTO**-managed entity, as part of the City's Expanding Housing in Neighbourhoods (EHON) initiative, as well as seeking council approval of proposed City-initiated official plan and zoning by-law amendments for the property to remove policy and zoning barriers to the development of missing middle housing types.

## TORONTO PRESERVATION BOARD

*Toronto Preservation Board will consider the following at its meeting Thursday, July 13 at*

*9:30 a.m. via video conference.*

**409 Huron Street**—[Report](#) recommends that council state its intention to designate the property under Part IV of the *Ontario Heritage Act*. The property contains a Queen Anne Revival-style detached dwelling that was constructed in 1903 to the design of architect **Frederick Henry Herbert**. A development application has been submitted for the property that proposes a 90-unit residential rental building geared towards students that would retain and incorporate the existing heritage building into the new development.

**350 Bloor Street East**—[Report](#) recommends that council state its intention to designate the property under Part IV of the *Ontario Heritage Act*. The property contains a six-storey office building built between 1968-70 to the design of architect **John C. Parkin**. A development application has been submitted for the property proposing a 63-storey mixed-use building that would retain and integrate the south, west and north elevations of the existing building.

**33 & 37 Maitland Street**—[Report](#) recommends that council state its intention to designate the properties under Part IV of the *Ontario*

*Heritage Act*. The property at 33 Maitland contains the "Biltmore Apartments", a three-storey rental apartment building. The property at 37 Maitland contains a dwelling constructed in 1858. A development application has been submitted for the lands that would demolish the three-storey apartment building at 33 Maitland and retain and integrate the house-form building at 37 Maitland.

**137 Bond Street**—[Report](#) recommends that council state its intention to designate the property under Part IV of the *Ontario Heritage Act*. The property contains O'Keefe House, constructed in 1855 for **William and Agnes Mathers**. The property is owned by **Toronto Metropolitan University (TMU)** and is currently used as a student residence. TMU proposes to adapt the property with an eight-storey rear addition to the historic structure for use as a student wellness centre.

**29 Basin Street**—[Report](#) recommends that council state its intention to designate the property under Part IV of the *Ontario Heritage Act*. The property contains the Sun Oil Company Building completed in 1931 as a factory/warehouse structure. A site plan control application has been submitted

CONTINUED PAGE 11 ■

# STANDING COMMITTEE AGENDAS

■ CONTINUED FROM PAGE 10

for a larger land assembly proposing to maintain the Sun Oil Company Building as part of a 59,100-square-metre film and television studio campus.

**35 Kingsway Crescent**—[Report](#) recommends that council grant retroactive approval to demolish a heritage attribute of the existing Kingsway Crescent building. A curved wall was damaged and removed during recent construction activity on the site, and the owner has made a commitment to reconstruct a new wall to match the original using salvaged material.

**294-298 & 300 Sherbourne Street**—[Report](#) with confidential attachments seeks council direction on a development proposal for the site, located within the Garden District Heritage Conservation District, that has been appealed to the **Ontario Land Tribunal**. A settlement proposal was recently submitted by the applicant to expand the development site to encompass the property at 300 Sherbourne Street and to retain and integrate an existing heritage structure on that property into the proposed development.

**60 Mill Street**—[Report](#) recommends that council consent to proposed alterations to the designated heritage property, as well as amendments to the existing Heritage Easement Agreement. The property contains Rack House D, part of the Gooderham & Worts Distillery District. A development proposal to retain and incorporate elements of Rack House D into a new 31-storey hotel was previously approved by the **Ontario Land Tribunal**.

**551 Mount Pleasant Road**—[Report](#) recommends that council consent to proposed alterations to the designated heritage property, which contains a three-storey theatre constructed in 1927. A site plan control application has been submitted proposing to alter the existing structure for continued use as a live theatre space.

**229 Queen Street East and 120-122 Sherbourne Street**—[Request for direction report](#) with confidential attachments seeks council direction regarding a development application proposing a 45-storey mixed-use development that proposes

alterations to existing built heritage resources on the site.

**383 & 387 Sherbourne Street**—[Request for direction report](#) with confidential attachments seeks council direction regarding a development application proposing a 49-storey apartment building that would demolish an existing three-storey apartment building at 383 Sherbourne Street. The property is located within the Cabbagetown Northwest Heritage Conservation District and is noted as supporting the historic character of the area.



## ERRATUM

In the June 30 Toronto edition issue, the incorrect image ran alongside the OLT summary for 1966-2050 Eglinton Avenue East and 50 Thermos Road for the item "Settlement approved for Golden Mile Development". The correct image appears below. *NRU* regrets the error in last week's issue.

Revised proposal by RioCan for a mixed-use development at 1966-2050 Eglinton Ave. E. and 50 Thermos Rd. The proposal was approved by the OLT in a June 26 decision.

SOURCE: KIRKOR ARCHITECTS AND PLANNERS





# OLT NEWS

## SETTLEMENT APPROVED FOR HUMBER BAY SHORES TOWER

In a June 28 decision, OLT members **Daniel Best** and **David Brown** allowed appeals, in part, by **Marine Lake Developments Limited (Marlin Spring Developments)** against the **City of Toronto's** failure to make decisions on its official plan and zoning by-law amendment applications for 2189 Lake Shore Boulevard West.

In September 2021, Marlin Spring submitted applications to the City to permit the development of a 59-storey mixed-use building containing 655 m<sup>2</sup> of ground floor retail space and 655 residential units. In April 2022, Marlin Spring appealed its applications due to the lack of a council decision within the statutory timeframe prescribed under the *Planning Act*.

Subsequent to filing the appeals, Marlin Spring continued to engage in discussions with the City, culminating in the submission of a May 2023 settlement proposal. The settlement proposal seeks to develop a 51-storey mixed-use building containing 600 m<sup>2</sup> of retail space and 676 residential units.

Planner **Ashley Paton (Bousfields)** provided evidence on behalf of Marlin Spring, in support of the settlement proposal, explaining that the

requested amendments would re-designate the site to *Mixed Use Areas A* under the Motel Strip Secondary Plan and would facilitate site-specific zoning standards to permit the proposed development.

Paton testified that the site is located approximately 390 metres from the planned Park Lawn GO station and is within the Park Lawn Protected Major Transit Station Area. She opined that the settlement proposal is consistent with the planning framework for the former Etobicoke Motel Strip (now known as Humber Bay Shores) area and would intensify the property with appropriate development standards.

The Tribunal accepted Paton's uncontested planning evidence and allowed the appeals, in part, subject to various conditions.

Solicitors involved in this decision were **Matthew Lakatos-Hayward** and **David Bronskill (Goodmans)** representing Marine Lake Developments Limited and **Abbie Moscovich** and **Cameron McKeich** representing the City of Toronto. [See *OLT Case No. OLT-22-003395*.]

## SETTLEMENT APPROVED FOR DON VALLEY HOTEL REDEVELOPMENT

In a June 22 decision, OLT members **Carolyn Molinari**

and **David Brown** allowed an appeal, in part, by **DVP Hotel Development LP** against the **City of Toronto's** failure to make a decision on its rezoning application for 175 Wynford Drive.

In September 2020, the developer submitted a rezoning application to permit the redevelopment of the site—which presently contains the Don Valley Hotel—with four residential and mixed-use buildings ranging from 45 to 54 storeys in height, containing a total of 2,750 dwelling units, as well as 10,082 m<sup>2</sup> of space for hotel, retail and daycare uses. The proposal provided for the conveyance of a portion of the site containing natural heritage features to the **Toronto & Region Conservation Authority**.

After appealing its application to the OLT, the developer engaged in Tribunal-assisted mediation, resulting in the submission of revised architectural plans to Toronto city council in January 2023. The Tribunal was advised that the developer had reached a full settlement with the City, **Don Mills Residents Inc.** and **IMARA National** resulting in additional modifications to the settlement proposal endorsed by city council.

The Tribunal convened a settlement hearing to receive evidence in support of the revised proposal, which consists of four towers ranging

in height from 49 to 54 storeys. A total of 2,496 dwelling units are proposed, in addition to approximately 14,000 square metres of floor area for hotel, retail and daycare uses.

Planner **Peter Smith (Bousfields)** provided evidence on behalf of the developer, in support of the settlement, testifying that the proposal would facilitate high-quality transit-supportive development within the Wynford Major Transit Station Area along the forthcoming Eglinton Crosstown LRT.

Agreeing with Smith's evidence, the Tribunal allowed the appeal, in part, approving the rezoning subject to finalization of the amendment as well as confirmation of various outstanding matters pertaining to service capacity.

Solicitors involved in this decision were **Andrew Jeanrie** and **Stephanie Brazzell (Bennett Jones)** representing DVP Hotel Development LP, **Jason Davidson** representing the City of Toronto, **Christina Kapelos (Ritchie Ketcheson Hart & Biggart)** representing IMARA National and **Conner Harris (Rayman Harris)** representing Don Mills Residents Inc. [See *OLT Case No. OLT-21-001257*.] 🌟