



# Novæ Res Urbis

CITY OF TORONTO EDITION

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IT'S ALL ABOUT WHERE YOU LIVE

## OPPI report tackles sustainability

The **Ontario Professional Planners Institute** released a report yesterday that “explores the links between public health and land use planning and includes strategies for collaborating on tangible actions that result in healthier communities.” The report, entitled “Healthy Communities, Sustainable Communities,” focuses on five key health factors: obesity, air quality in general and in transportation corridors, economic vitality and poverty and social cohesion.

“We now understand that the life expectancy of our children will be less than our own life expectancy,” OPPI president-elect **Sue Cumming (Cumming + Company)** said at the press conference. “Our children’s ability to live a long and full life—is now at risk. As we have learned from public health officials that we have been working with, this is very much determined on your postal code.”

The main authors of the paper, planners **Melanie Horton (St. Mary’s Cement/CBM)**, **George McKibbon (McKibbon Wakefield Inc.)**, **Lesley Pavan (City of Mississauga)**, **Nick Poulos (Poulos & Chung Limited)**, **Alex Taranu (City of Brampton)** and **Dan Leeming (The Planning Partnership Limited)**, not only discuss using planning tools to reduce pollution, but also how planning can be used to encourage stronger community involvement and a more active lifestyle. Ensuring access to recreational opportunities and healthy food, reducing energy use, buying local goods, focussing on transit and pedestrian issues and improving built form are all ways to improve the health of the province’s residents.

With endorsements from the **Heart and Stroke Foundation of Ontario** and the **Association of Local Public Health Agencies**, among others, the report seeks to push forward the idea that so many issues factor into our everyday health, and planning can play a role in improving our health.

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THE COST OF LIVING

## Affordable housing plan

By Amy Lasar

The city has released a blueprint of an affordable housing plan that will come to life over the next 10 years. But two things have to happen first: the affordable housing committee has to secure \$469-million annually and consultations have to be done with stakeholders before priorities can be set and action can be taken.

“Housing Opportunities Toronto is a set of proposals, not the final word,” chair of the committee, Councillor **Giorgio Mammoliti** said during a press conference Wednesday.

“It is a basis for consultation with the public, with stakeholders and with government that will occur over the next few months.”

The plan calls on the private sector, co-ops, charities and the non-profit sector to mobilize and help reach the goal of assisting 200,000-Toronto households between now and 2018, Mammoliti added. A number of the stakeholders, who attended the event, were pleased to see the beginnings of a plan but said they are anxious to see action.

“There needs to be consultation. There needs to be collaboration among groups that have niche markets but at the same time, there needs to be action. We need to pull

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# Coming Up

## NOVEMBER 9

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

## NOVEMBER 13

**Budget Committee**, 9:30 a.m.

**Affordable Housing Committee**, 9:30 a.m.

## NOVEMBER 14

**Toronto Transit Commission**, 1:00 p.m.

## NOVEMBER 14 - NOVEMBER 16

**A.D. Latornell Conservation Symposium**, Your Watersheds, Our Great Lakes, Alliston, [www.latornell.ca](http://www.latornell.ca).

## NOVEMBER 15 - 16

**Institute for Public Administration of Canada mini-conference, Beyond Bureaucracy: A Festival of Public Service - Creativity and the Public Good**, Hart House, University of Toronto, [www.beyondbureaucracy.ca](http://www.beyondbureaucracy.ca).

## NOVEMBER 19 - 20

**The Canadian Institute's Renewable Energy Project Development conference**, Marriott Bloor Yorkville Hotel, [www.canadianinstitute.com](http://www.canadianinstitute.com).

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

## NOVEMBER 20

**ULI annual forecast: Emerging Trends in Real Estate**, Design Exchange, Trading Floor, 234 Bay Street, 8:00 a.m. - 10:00 a.m.

**Toronto Food Policy Council: The Politics of Food**, St. Lawrence Centre for the Arts, 27 Front Street East, 7:00 p.m. - 9:30 p.m.

## NOVEMBER 22

**Responsible Travel & Tourism Forum**, Delta Chelsea Hotel.

## NOVEMBER 26

**Executive Committee**, 9:30 a.m.

**University of Waterloo Annual Planning Alumni Dinner**, Fairmont Royal York Hotel, 100 Front Street West, Toronto, 5:00 p.m., [www.uwplanningalumni.com](http://www.uwplanningalumni.com).

## NOVEMBER 27

**Community Councils**, 9:30 a.m.

## NEW BEGINNINGS

# Concrete updated

You may have heard the term, *Concrete Toronto*. Beyond being the title of a newly published book about some of the city's most recognizable and underappreciated concrete buildings, edited by architects **Michael McLelland** and **Graeme Stewart**, it is also the term poised to be used to describe a revolution in the city's land-use policies.

"The city, currently, doesn't have a plan for these particular neighbourhoods," McLelland said of the numerous towers blocks found in almost every district around Toronto.

"There's this opportunity here, we have these buildings, now what do we do with them?" added Stewart.

The pair addressed a group of about 60 **Canadian Urban Institute** members at yesterday's roundtable breakfast. Using the book as a jumping off point, they explained that Mayor **David Miller** has set up a working group called the Tower Renewal Project, which is putting together "an umbrella document" that will outline how concrete buildings erected in the 1950s, '60s and '70s, can be retrofitted to better serve the community, the environment and its residents.

It is not about bulldozing them and starting over, Stewart said, it is about finding ways to work with the existing buildings because they are structurally sound.

The ultimate challenge: return on investment. How does the city convince private owners of these buildings that renewal will pay off?

The most tangible suggestions the pair provided were selling the land

around the base of the building—a popular characteristic of the structures of that time—or using the extra land for infill development and using that revenue to pay for the retrofit of the old building.



Students at the **University of Toronto** are working on test models and are finding that the payback period can come quickly, McLelland told the group. "What's needed is the initial investment," he said.

The working group has had interest from the **Canada Mortgage and Housing Corporation**—which funded many of the buildings—and the **Clinton Foundation**, McLelland said.

CONTINUED PAGE 3

## You heard it here first...

(or second if you were at the Canadian Urban Institute breakfast this week)

The next Toronto urban design symposium will examine the city's concrete structures, how retrofitting the buildings to make them energy-efficient and valuable to the surrounding community can rejuvenate the neighbourhoods around them. Coming spring 2008.

# 10 NRU

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Artist's rendering of possible University triangle

Source: Fairmont Royal Hotels



## Island in the stream

A concrete triangle stuck between two branches of University Avenue where it meets Front Street is getting a facelift. The city is entering a partnership with **Fairmont Hotels & Resorts** to revitalize the small space as part of the city's Neighbourhood Beautification Program.

Designed by **MBTW Group**, the triangle is expected

to be completed sometime next year. School children will be responsible for finding the recaptured space a catchy name.

Groundbreaking on the project took place yesterday afternoon with Mayor **David Miller**, Councillor **Adam Vaughan**, Fairmont brand marketing and communications vice president **Brian Richardson** and The Fairmont Royal York regional vice president and general manager **Heather McCrory** in attendance.

**NRU**

## Concrete continued from page 2

Meanwhile, the group has created a list of objectives that any tower renewal must follow including making a significant reduction to the city's carbon emissions. An estimated 700,000 tonnes of carbon output comes from Toronto's collection of concrete buildings, Stewart said, as it is a material that is not energy efficient. Renewals must also recognize the apartment neighbourhood as part of the city's identity, allow the neighbourhood to evolve by seeking value-added zoning, be guided by city and regional plans and be built to a high-quality standard.

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## Where you live continued from page 1

“Over the last number of years there’s been a great deal of research and better understanding of the linkage between how we live and the communities that have been built,” Cumming said in an interview with *NRU*. “The report is a call to action piece that identifies some of the specific areas where we think there’s room for immediate improvement.”

One of the central issues identified, which is critical to healthier communities and improved air quality, is the creation of pedestrian-friendly communities.

“People don’t always go outside and enjoy the amenities that are there,” said OPPI president **Wayne Caldwell (County of Huron)**.

“Many municipalities around the province have been dealing with pedestrian master plans,” Cumming said. “A lot of rural communities are looking at ways to promote active living through walking and cycling.”

Released to coincide with World Town Planning Day, the report is seen as the beginning of a partnerships among OPPI and various community groups and councils across the province to work towards improving public transit, both through increased funding and improved infrastructure allowing for better transit.

The report notes that communities that have been planned around heavy car use, are no longer sustainable. The infrastructure and overall built environment of our communities need to be reorganized, rebuilt, replaced or dismantled to improve and support sustainability in Ontario.

In considering transit, **York Region** and **Peel Region** are among the municipalities making important strides forward, said Poulos, who worked on the transportation portions of the report. Exclusive transit lanes along key corridors have provided building blocks for an efficient public transit network.

Poulos also noted that working to establish opportunities to provide sufficient employment within or near residential areas would also help to reduce pollution associated with the heavy automobile use of many commuters.

“I think the opportunity to create live/work is a policy that should be applied everywhere,” Poulos said.

McKibbon, who’s focus was sustainable communities, echoed those sentiments.

“People will walk if the option is available to them,” McKibbon said.

Taranu stated that the urban form of a neighbourhood,

including the types of services provided, could be managed to reduce the dependence on cars.

“We’re all familiar with the saying: ‘You are what you eat,’” Caldwell said at the beginning of the press conference. “Perhaps it’s time to add a new saying: ‘You are where you live.’”

To begin the process of improving public health through planning and land use management, the report offers several suggestions as to what is needed—

- Further studies of the relationship between urban sprawl and health issues, such as obesity
- Transportation strategies that create a better balance between walking, cycling, public transit and automobile use
- Land use guidelines addressing air pollution, especially in the context of increased density and mixed land use
- Planning policies that respect the various contexts found in Ontario’s communities
- Sufficient local control over how communities are planned to ensure that change is managed in a sustainable way

“Where we live of course, can affect our health and our life chances in so many ways: the quality of the air that we breath, the soil and the water that produces our crops, the opportunities for exercise and recreation, access to healthy foods, the availability of jobs, the existence of social networks.” **NRU**

**WE’RE ALL FAMILIAR WITH THE SAYING: ‘YOU ARE WHAT YOU EAT. PERHAPS IT’S TIME TO ADD A NEW SAYING: ‘YOU ARE WHERE YOU LIVE.’**

• Wayne Caldwell



## GET ON BOARD! IT’S TIME TO REVITALIZE UNION STATION

Major changes to Union Station are proposed!

Mayor David Miller and Councillors will host an open house to showcase the ideas for Union Station’s revitalization.

**Open House - November 14**  
**Union Station’s Great Hall**  
**12:30 p.m. to 1 p.m. ~ Welcome by Mayor Miller,**  
**open house until 6:30 p.m.**

See what the City of Toronto’s Union Station can become.

View the details and comment online from November 14 to 19 at [www.toronto.ca/union\\_station](http://www.toronto.ca/union_station).

CRYSTAL BALL

# CMHC releases market analysis

Not surprisingly, condominium apartments will make up the majority of Toronto's home starts in 2008, according to **Canada Mortgage and Housing Corporation**. Multiple-family starts will also be most popular in the more expensive GTA sub-markets, including Peel and York Region municipalities like Mississauga and Vaughan.

New data on homebuyer patterns and CMHC's latest forecast report was released at the annual CMHC Housing Outlook Conference in Toronto, yesterday.

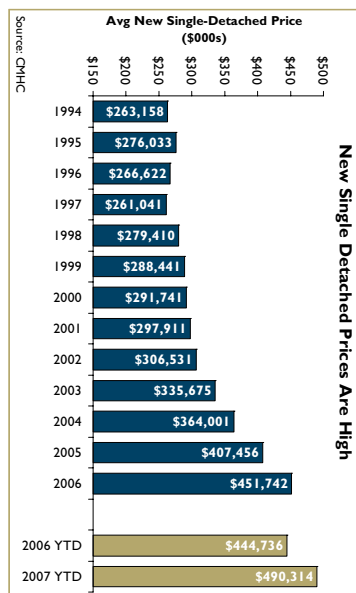
"Steady growth in jobs and household earnings coupled with rising but still historically low borrowing costs will keep consumers upbeat about the purchase of a home in 2008," said CMHC senior market analyst **Jason Mercer**.

"Rising prices will result in a greater number of home buyers turning toward less-expensive home types, including condominium apartments."

In the GTA, new homes sales are lower than originally forecasted for 2007, according to the report. As well, the number of existing home owners purchasing in the new home market will not be as strong in 2008 since the resale market is forecast to increase.

The sale of 19,000 pre-construction high-rise apartments will account for half of the total new home sales and low-rise sales will make up the rest. Single-detached homes will account for only 30 per cent of homes sold in the GTA next year—the lowest ever—according to the analysis.

Also, increasing construction costs have been passed onto the buyer, causing the average price of a new single-detached home in the GTA to be \$540,000 in 2008. For resale homes, the average sale price across all housing types will be \$388,000 in 2008—a 4.6 per cent increase from 2007.



**STEADY GROWTH IN JOBS AND HOUSEHOLD EARNINGS COUPLED WITH RISING BUT STILL HISTORICALLY LOW BORROWING COSTS WILL KEEP CONSUMERS UPBEAT ABOUT THE PURCHASE OF A HOME IN 2008.**

• Jason Mercer

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# City in Brief

## Cars are making us sick

A report linking negative health impacts and staggering costs to traffic-related air pollution was released by Toronto's Medical Officer of Health earlier this week.

"For the first time in Ontario, we have isolated the health impacts of vehicle emissions, and can demonstrate the potential health benefits of moving to a more sustainable transportation system," said Dr. **David McKeown**.

"A 30 per cent reduction in motor vehicle emissions in Toronto could save nearly 200 lives a year and significantly reduce hospitalization and illness and associated economic impacts."

Toronto Public Health conducted

a study in 2004 that linked overall air pollution to 1,700 premature deaths each year. This new report, *Air Pollution Burden of Illness from Traffic in Toronto*, shows that 440 of these deaths are associated with air pollution gener-



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ated specifically from vehicle traffic.

As a first step toward reversing the effects, city council approved the report *Sustainable Transportation Initiatives: Short-term Proposals* last month.

"We are committed to improving the way people travel in Toronto," said transportation services general manager **Gary Welsh**. "This report underscores the need to implement policies that promote walking, cycling and public transit."

The new report will be presented to the board of health November 12. Recommendations in the report call on council to consider health impacts when assessing policies that enhance public transit and reduce vehicle emissions. It also recommends a shift from motor vehicles to more sustainable transportation solutions that give priority to pedestrians, cyclists and transit users.

## Cost of living continued from page 1

out the hammers and get it going," said **Habitat for Humanity Toronto** CEO **Neil Hetherington**.

When it comes to funding, the city faces a number of challenges including the withdrawal of annual federal funding to maintain existing housing—\$63 million by 2018 rising to \$170 million by 2029. As well, the federal/provincial Affordable Housing Program expires in 2009, which eliminates funding for new housing, and the federal Homelessness Partnering Strategy expires in March 2009, withdrawing \$17-million annually.

"We believe we need to find other resources to be able to deliver the program," said Mammoliti.

The plan sets out targets including rent supplements or housing allowances to 60,000 families at a cost of \$120 million; preserving and fixing 115,000 units of rental housing through **Toronto Community Housing Corporation** at a cost of \$89 million; helping homeless people find homes and creating new neighbourhoods with \$150 million; and expanding the current affordable housing program with \$110 million.

Housing Opportunities Toronto is a consultation document that can be viewed at [www.toronto.ca/affordablehousing](http://www.toronto.ca/affordablehousing). After consultation and further research, a more complete plan will be reviewed by city council in early 2008.

**WE NEED TO PULL  
OUT THE HAMMERS  
AND GET IT GOING.**

• Neil Hetherington

**NRU**

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# Committee round-up

## ECONOMIC DEVELOPMENT COMMITTEE

### TEDCO report card

**Essroc Cement Corp.** and **St. Mary's Cement Inc.** have agreed to move to the concrete works campus—a consolidation effort that is making headway, **Toronto Economic and Development Corporation** president and CEO **Jeffrey Steiner** told the economic development committee, Wednesday.

City lands at Downsview, Midland and St. Clair Avenue, Victoria Park and Danforth Avenue have been transferred to the corporation and the focus is on development.

The 280,000-square-foot Filmport development at the Portlands is under construction and on schedule to be finished by March, said Steiner.

## GOVERNMENT MANAGEMENT COMMITTEE

### City buildings go solar

Members of the government management committee voted to adopt a report from chief corporate officer **Bruce Bowes** recommending council enter into a solar utility arrangement that would have solar heating systems installed on up to 20-city buildings. The report also recommended a request for proposals to choose a firm to install, own, operate and maintain the systems. Council will deliberate at its November 19 meeting.

### Accept the offer

The government management committee adopted a report that recommends the city take **Great Land (Olive) Inc.** up on its offer to purchase land on Olive and Holmes avenues. The offer to purchase was set at \$655, 929.79 and the report recommends the net proceeds be directed to the Development Charges Reserve Fund - North York. **NRU**

## City in Brief

### Brick Works designs ready

The final design scheme for Evergreen Brick Works will be released November 20. Toronto's old Don Valley Brick

Works Factory is being transformed and revitalized by **Evergreen**, which has secured \$36 million in government and private funding. The project, which is estimated to cost \$55 million, will break ground in 2008 and will be Canada's first full-fledged, large-scale environmental discovery centre.

Evergreen's **Geoff Cape** and the design team, led by **Joe Lobko** of **du Toit Allsopp Hillier**, will outline the final design. Also involved with the project is **Claude Cormier Architectes Paysagistes Inc.**, **E.R.A. Architects Inc.**, **Stantec Consulting** and **Diamond + Schmitt Architects**. (See *NRU December 22, 2006*.)

### GTAA ready to compete

Twenty-four million passengers travelled through **Toronto Pearson International Airport** in the first nine months of 2007—a 1.1 per cent increase over the comparable 2006 period, according to third-quarter results released by the **Greater Toronto Airports Authority**. In 2007, up until September 30, the GTAA reported total revenues of \$896.7 million. Total operating expenses were \$404.6 million including \$112.1 million in ground rent paid to the federal government. After accounting for debt service and amortization, the GTAA recorded revenues under expenses of \$3.5 million for the period. The airport development program was completed in early 2007, shifting the GTAA focus to maximizing Toronto Pearson's competitiveness potential.



# Committee Agendas

## EXECUTIVE COMMITTEE

The Executive Committee will consider the following at its meeting at Toronto City Hall on Monday, November 12 at 9:30 a.m. in Committee Room 1.

### REPORTS

#### Toronto Water 2008-capital budget

A report recommends approval of the proposed 2008-capital budget for Toronto Water. The report calculates next year's operating budget to be \$897,874,000. Also recommended is approval of a second report on land acquisition with the intent of protecting source water.

#### Toronto Water 2008-operating budget

A report recommends approval of the proposed 2008-operating budget for Toronto Water. The report calculates next year's operating budget to be \$677,393,000.

#### Water rates to rise

A report recommends approval of an increase in water rates. The report recommends a water rate of \$1.7352 per cubic metre to come into effect January 1, 2008. Consumers paying a flat water rate will see an increase of 9 per cent.



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## BOARD OF HEALTH

The Board of Health will consider the following at its meeting at Toronto City Hall on Monday, November 12 at 1:00 p.m. in Committee Room 2.

### REPORTS

#### Healthy city

A report recommends the city consult with the medical officer of health to ensure that health implications, as well as policy options and programs, of reducing vehicle emissions, improving transit and increasing active transportation are addressed through the city's *Sustainable Transportation Plan*. The report also recommends that the board of health endorse expanded infrastructure that encourages walking, cycling and surface public transit.

CONTINUED PAGE 9

FLOWER CITY



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Reports to the Manager, Urban Design & Public Buildings; development, implementation and management of the Community Improvement Plan; revisions and new planning policies for the downtown area including regulation, incentives, Official Plan and Secondary Plan policies, site specific policies; commenting and/or processing of development applications in all stages for Central area; management of special projects and consulting teams for downtown planning studies and research; prepare reports to PD & D Committee and Council, presentations to stakeholders, public and Council; manage and coordinate work and communication with staff from other departments, BDDC and other agencies as they relate with downtown; attendance and representation at Ontario Municipal Board Hearings.

#### MINIMUM QUALIFICATIONS:

- Degree in Planning with membership in CIP/OPPI preferred;
- Over 4 years up to and including 8 years municipal planning experience with expertise in downtown specific issues (revitalization, incentives and policies, community improvement, heritage and urban design);
- Excellent analytical and problem solving skills;
- Ability to draft and edit clear concise reports and planning documents and to present and justify them to senior staff, Council, public meetings, etc.;
- Outstanding personal, verbal and written communication skills;
- Computer literacy and experience with MS Word, Excel, PowerPoint;
- Good performance and work record.

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Please note that only online applications will be accepted.

*We thank all applicants; however, only those selected for an interview will be contacted. We are dedicated to equal opportunity*

# Committee Agendas continued from page 8

## Getting the word out

An information report outlines current and proposed initiatives to raise awareness of programs and services offered by Toronto Public Health. The initiatives also stress the importance of a well supported public health system.



## AFFORDABLE HOUSING COMMITTEE

*The Affordable Housing Committee will consider the following at its meeting at Toronto City Hall on Tuesday, November 13 at 9:30 p.m. in Committee Room 2.*

### REPORTS

#### Housing projects up for approval

A report recommends approval of supportive housing and transitional housing projects that have been selected through an RFP process. The selected projects are



**Alternative Living Solutions Inc.** at 1908 Gerrard Street East, **Parkdale United Church Foundation Incorporated** at 1355 King Street West, and **WoodGreen Community Housing Inc.** at 650 Queen Street East. The report also recommends that the projects be exempt from municipal and school taxes, development charges and parking standards.

#### Affordable housing program

A report recommends approval of the city's participation in the *Canada-Ontario Affordable Housing Program*. Other recommendations include allocating funds to **Miziwe Biik Development Corporation** for assisting in the purchase of a home for 100-eligible Aboriginal home buyers.

#### Affordable Keele condos

A report recommends development charges for a 644-unit condominium development at **403 Keele Street** be deferred for up to ten years with the intent of providing 150-affordable ownership units. NRU

**TEDCO** is designated as the City of Toronto's principal redevelopment corporation with a purpose to creatively and aggressively pursue job creation and sustainable real estate development opportunities. TEDCO operates as an arms-length, self-financing corporation to implement permitted incentives and redevelopment tools to encourage business investments and expansion in Toronto. TEDCO also owns or manages more than 500 acres of land across Toronto, including the Portlands.

#### INTERMEDIATE PLANNER (1 year contract)

Reporting to the Manager, Planning Services, the Intermediate Planner will be responsible for assisting in the coordination and analysis of development proposals, including research, planning policy analysis, application preparation and submission. The Intermediate Planner will also be working on cultural initiatives and managing projects through the municipal planning approval process. This position is currently being advertised as a one year contract, however may be extended pending workload requirements.

The ideal candidate will have:

- A degree in urban planning or related discipline with at least 4-7 years experience;
- Effective interpersonal skills with the ability to communicate both verbally (including public presentations) and in writing; and
- Familiarization with municipal government in general, and knowledge of the municipal planning approval process (particularly in the City of Toronto).

Salary is commensurate with experience. Excellent company benefits provided. All interested candidates should submit a resume and covering letter in confidence to the attention of **HUMAN RESOURCES - INTERMEDIATE PLANNER** by email to [jobs@tedco.ca](mailto:jobs@tedco.ca) or via regular mail at

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Human Resources  
Metro Hall, 55 John Street, 7th Floor  
Toronto, ON M5V 3C6

No phone calls or agencies please. The deadline for submission is November 23, 2007. We wish to thank all applicants and advise that only those selected for an interview will be contacted.

# Toronto OMB News

## Approval for Parkdale development

In a decision issued October 24, board member **Robert Beccarea** allowed an appeal by **JDC Property Management** against the failure of Toronto council to enact proposed zoning by-law and official plan amendments and to permit the demolition of an existing building on the site. The amendments would affect lands at **1-11 Sylvan Avenue** and **48-66 Havelock Street**, northeast of Dufferin and College streets.

JDC proposes to demolish an existing 16-unit residential rental building at 48 Havelock Street, known as the Sylvan Apartments, and build a 42-unit building in its place while retaining a portion of the existing building, which is listed on the city's inventory of heritage properties. The official plan and zoning by-law amendments would accommodate this. A *Section 37* agreement proposed by JDC would see 10 rental units in a building at 767 Dovercourt Road provided for existing tenants of 48 Havelock Street, or alternatively, financial payments.

The board heard complaints from the **Bloor-Dufferin Residents' Committee Ltd.** who accused JDC of treating residents of the building at the Sylvan Apartments unfairly. **Federation of Metro Tenants Association** program coordinator **Dan McIntyre** echoed these sentiments based on discussions between McIntyre and the tenants.

JDC served eviction notices to residents well before submitting its development application to the city. McIntyre expressed his opinion that the offer of accommodation at 767 Dovercourt Road was insufficient and that tenants should be offered units in the new building proposed by JDC.

**Patrick Lee**, Toronto planning's community policy manager, provided evidence confirming the advance eviction notices and echoed McIntyre's sentiments concerning the Dovercourt accommodation offer. Lee stated that he opposed the proposal unless the board ordered JDC to give all tenants of 16 Sylvan Apartment the right to return to units of similar size at similar rents in the new building.

Lee also testified on behalf of the city on the issue of housing policies. He noted that under city housing policies, on site accommodation is not required to be offered to the affected tenants. Lee stated that despite his recommendation otherwise, council approved the Dovercourt offer.

**Randy Grimes (IBI Group)** provided evidence on behalf of JDC in favour of the appeal. Grimes noted that vacancy rates in the city are at a healthy level.

**Michael Goldberg (Goldberg Group)** provided planning evidence on behalf of JDC in favour of the appeal.

**Pat Zolf** provided evidence on behalf of the Bloor-Dufferin Residents' Committee against the appeal. Zolf said that the development proposal is not consistent with the relevant planning documents and that a project of this size, density and scale should not be built in neighbourhoods, but rather along avenues and in the core of the city.

The board allowed the appeal, ordering that official plan and zoning by-law amendments be made and the site plan application be approved.

Solicitor **John Alati (Davies Howe)** represented JDC Property Management. Solicitor **Mark Crawford** represented the **City of Toronto**. **Bonnie Burgess** and **Carol Seljak** acted as agents for the Bloor-Dufferin Residents' Committee Ltd. Neighbour **Jim Rawling** was not represented by counsel and withdrew his party status. (*See OMB Case No. PL060046.*)

## Scarborough subdivision settled

In a decision issued October 29, board member **Jason Chee-Hing** allowed, in part, an appeal by **Honeywood Properties Inc.** against the failure of the city to enact a proposed zoning by-law amendment that would rezone

CONTINUED PAGE 11



### Senior Planner and Junior Planner

**Wood Bull LLP** assists clients through all aspects of the land use approvals process and advise them on municipal law matters.

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Candidates for **Senior Planner** and **Junior Planner** should have a minimum of 5 years and 1 year of planning experience respectively. A degree in Urban Planning and membership in OPPI/CIP are preferred.

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Please submit a covering letter and resume by November 16, 2007 to Wood Bull LLP, Attention Sandra Marki by fax to (416) 203-8324 or e-mail to [smarki@woodbull.ca](mailto:smarki@woodbull.ca). We thank all applicants; however, only those selected for an interview will be contacted.

# Toronto OMB News continued from page 10

lands at **103, 105 and 109 Scarboro Avenue**, from single-family residential and establish site-specific standards permitting a residential infill subdivision.

The board heard that a settlement had been reached between Honeywood and the city.

Planner **Lorelei Jones (Lorelei Jones & Associates Ltd.)** provided planning evidence on behalf of Honeywood, in favour of the terms of settlement. Jones stated that following discussion with city staff, the number of lots proposed was reduced from six to five. Jones also stated that the proposal conforms to the official plan and the *Highland Creek Community Secondary Plan*.

The **Toronto and Region Conservation Authority** has approved of the draft plan of subdivision after seeing revised floodplain mapping.

The board allowed, in part, the zoning by-law appeal and ordered the draft plan of subdivision be approved on condition that a TRCA permit and a permit for grading of the land and removal of trees be granted.

Solicitor **J. Pitman Patterson (Borden Ladner)** represented Honeywood Properties Inc. Solicitor **Brendan O'Callaghan** represented the **City of Toronto**. **Mark Rapus** acted as agent for the Toronto and Region Conservation Authority. (*See OMB Case No. PL070055.*)

## One becomes three: severance, variances permitted

In a decision issued October 24, board member **Sylvia Sutherland** allowed an appeal by **LeBeouf Properties Inc.** against a decision by the committee of adjustment to refuse an application for consent to sever and minor variances respecting property at **34 Poplar Plains Road**, northwest of Dupont Street and Avenue Road.

LeBeouf's proposal involved severing the single lot into three separate lots, each with one residence constructed on site. Two of the proposed homes would be semi-detached houses and the third would be a detached house.

The variances requested include increased gross floor areas from 0.6 times the lot area to 0.96 times for the semi-detached homes and 0.93 times for the detached home.

The semi-detached homes would also have increased building depths from 17 metres to 24 metres and decreased side yard setbacks from 0.45 metres to 0 metres.

The detached home would have a decreased rear yard setback from 7.5 metres to 0.6 metres and a decreased front yard setback from 6 metres to 1.52 metres.

Area resident **Eric Gailus** was present at the hearing on his own and other area residents' behalf, in opposition to

the proposed development. The number and nature of the variances, as well as the removal of trees on the property were issues raised by Gailus.

Planner **Michael Goldberg (Goldberg Group)** provided planning evidence on behalf of LeBeouf, in favour of the appeal. Goldberg stated that the neighbourhood contained a mix of building types and is stable, with sufficient amenities and community services; however, it is undergoing considerable reinvestment.

Goldberg noted that the proposed building depth includes rear yard terraces and that excluding the terraces, the homes would fall within the building depth permitted under the zoning by-law. Goldberg was of the opinion that the proposal meets the goals of the *Provincial Policy Statement*, the growth plan, the official plan and zoning by-law.

The board allowed the appeal, authorizing the severance and variances on the condition that the proposed houses be built according to plans filed with the committee of adjustment.

Solicitor **Adam Brown (Sherman, Brown)** represented LeBeouf Properties Inc. (*See OMB Case No. PL070363.*) **NRU**

### Erratum

In the November 2 edition of NRU, solicitor Patrick Harrington (Aird & Berlis) was incorrectly identified. Harrington acted as counsel for David Fox.

A well known planning consulting firm is seeking a self-motivated, **senior urban design professional** to head up the urban design practice within the firm. The firm is located in downtown Toronto but operates throughout southern Ontario. The firm specializes in large scale policy and development projects for both public and private sector clients, while also providing a comprehensive range of planning services, including expert evidence.

The candidate should have a minimum of ten years of urban design experience in consulting or municipal practice and possess qualifications in urban design, architecture and/or land use planning.

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Send resumes in confidence to the attention of **Ian Graham**, Publisher, **NRU Publishing** either by fax at **416-979-2707** or by email to **iang@nrupublishing.com**.

*We wish to thank all applicants and advise that only those applicants selected for an interview will be contacted.*

# City in Brief

## Urban artist work on display

The inaugural exhibit of retrospective works by painter and printmaker **Enid Robbie** will be on display from December 1 through to March 2 in **The Market Gallery**, located on the second floor of the south St. Lawrence Market. From paintings of iconic buildings in Toronto to detailed renderings of cities around the world, Robbie captured the history of various urban centres. The work from 1952 to 1987 documents Cold War-era City of Toronto Culture, from the viewpoint of a committed urban artist. Born in East Sheen, London, but a Toronto resident since 1966, Robbie died in 2001. The exhibit will feature more than 50 works of art and artifacts from the private family collection that have never been on exhibit before, as well as other works from corporate collections.

## Walk the walk

A meeting to talk about development of the Toronto Walking Strategy—a plan to make Toronto a great walkable city—will take place tonight at the

**Toronto Reference Library** at 7 p.m. The strategy will provide council, city divisions and the public with a comprehensive vision and direction for future pedestrian planning. Third in a series of workshops, it will present “Steps Towards a Walkable City,” a proposed framework for the Toronto Walking



Strategy. The public is invited to provide input on the framework and actions proposed in this document and discuss the implementation priorities and resources required to shape an exciting vision of walking in Toronto.

## Inaugural aboriginal affairs meeting

Councillor **Paula Fletcher** chaired the first meeting of the city’s Aboriginal Affairs Advisory Committee, which was re-established to advise the mayor and council on the achievement of the social, cultural, economic and spiritual well-being of Aboriginal people in Toronto. The committee, which includes representatives of 13 Toronto-based aboriginal organizations, will also advise on strategies leading to the elimination of barriers to participation in public life. Priorities identified by the committee were homelessness and affordable housing, access to municipal funding programs, education services, and representation of Aboriginal people in the city’s work force, as well as the development of cultural programs in relation to land claims negotiations. The committee will meet every second month and will report to council through the executive committee.

**NRU**

## City People

Toronto’s **IBI Group** and Kitchener’s **Planning and Engineering Initiatives Limited** have merged; during the transition the firm will be known as **IBI-PEIL**.

York Centre MPP **Monte Kwinter** has been named chair of the **Ontario Investment and Trade Advisory Council** and parliamentary assistant to Minister of Economic Development and Trade **Sandra Pupatello**.

Ottawa-Orleans MPP **Phil McNeely** is PA to Minister of Public Infrastructure Minister **David Caplin**.

Huron Bruce MPP **Carol Mitchell** is PA to Minister of Municipal Affairs and Housing **Jim Watson**.

Elgin-Middlesex-London MPP **Steve Peters** is PA to Minister of Transportation **Jim Bradley**.

Oakville MPP **Kevin Flynn** is PA to Minister of the Environment **John Gerretsen**.

York University’s **Sutama Ghosh** was named one of the five winners of the **Canada Mortgage and Housing Corporation** Housing Studies Achievement Awards for the study “We Are Not All the Same: The Differential Migration, Settlement Patterns and Housing Trajectories of Indian Bengalis and Bangladeshis in Toronto.”

**University of Toronto’s Joshua Engel-Yan** was another winner with his thesis entitled “The Integration of Natural Infrastructure into Urban Design: Evaluating the Contribution of the Urban Forest to Neighbourhood Sustainability.”

Also in the winner’s circle was **University of Waterloo’s Stephanie Vermeulen**, who entered “An Architecture of Daily Life: The Continuing Evolution of Toronto’s Residential Fabric.”