

# NOVÆ RES URBIS TORONTO

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■ MASTER PLANNED COMMUNITY WOULD ADD HOUSING AND EMPLOYMENT USES TO REDEVELOPED SITE

## OFFICE IS ALIVE & WELL & LIVING IN NORTH YORK

Matt Durnan

While the commercial office space market in Toronto's downtown is softening, with fewer tenants and more vacancies, one developer is not giving up on the future of office. Instead it is setting up shop in North York with significant office space planned as part of a 15-acre master planned mixed-use development that will also accommodate new residential units, new streets and a public park.

Developer **Almadev** has submitted rezoning and official plan amendment applications to the City to permit the development of a master planned community at 2550 Victoria Park Avenue, 2, 4 and 6 Lansing Square in North York. The proposed development would entail demolishing a pair of existing office buildings at 4 and 6 Lansing Square and the

retention of existing office buildings at 2 Lansing Square and 2550 Victoria Park. The redevelopment would create new Class A office space to the 6.17-hectare site, while adding

a significant number of new residential units in an array of built forms, including high-rise towers and townhomes. Replacement office space would be offered within a 19-storey

office tower proposed to be built atop a new parking structure.

While this proposal pre-dates the COVID-19 pandemic and its impacts on how people think about the future of office, **Almadev** CEO **Rafael Lazer** believes this area is a prime location for both office and

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Map showing 2, 4 and 6 Lansing Square as well as 2550 Victoria Park Avenue. Four office buildings currently occupy the site. Developer **Almadev** is proposing to demolish the two 'Y' shaped buildings at 4 and 6 Lansing Square, as well as the surface parking lots on the 6.17-hectare site to make way for a new master planned community accommodating office, residential and commercial uses. The office buildings at the top left and bottom right of the photo would be retained as part of the proposed redevelopment.

SOURCE: CITY OF TORONTO

## UPCOMING DATES

### JANUARY

- 20 General Government Committee, 11:00 a.m. (video conference)
- 23 Etobicoke York Community Council, 9:30 a.m. (video conference)
- 24 Budget Committee (2023 Budget wrap-up), 9:30 a.m. (video conference)
- 25 North York Community Council, 9:30 a.m. (video conference)
- 26 Toronto & East York Community Council, 9:30 a.m. (video conference)
- 27 Scarborough Community Council, 9:30 a.m. (video conference)
- 30 Infrastructure & Environment Committee, 9:30 a.m. (video conference)
- 31 Executive Committee, 9:30 a.m. (video conference)

### FEBRUARY

- 6 CreateTO, 1:30 p.m. (video conference)
- 7 - 9 City Council, 9:30 a.m.
- 14 Special City Council (Budget), 9:30 a.m.
- 15 Preservation Board, 9:30 a.m.
- 16 Economic & Community Development Committee, 9:30 a.m.
- 21 Board of Health, 9:30 a.m.
- 22 North York Community Council, 9:30 a.m.
- 23 Toronto & East York Community Council, 9:30 a.m.
- 24 Scarborough Community Council, 9:30 a.m.



■ FORMER CITY COUNCILLOR ANA BAILÃO ENTERS THE PRIVATE SECTOR TO HELP DEVELOP AFFORDABLE HOUSING

# DREAMING OF AFFORDABILITY

Rahul Gupta

Following her departure from city politics, former Ward 9 Davenport city councillor **Ana Bailão** has moved on to a new role in the private sector. After playing a pivotal role in shaping the **City of Toronto's** long-term housing strategy and being entrusted by Mayor **John Tory** to spearhead the city's Housing Now initiative to redevelop underutilized city property, Bailão says she

intends to continue where she left off after three council terms, by helping to bring affordable housing proposed for Toronto to fruition. Meanwhile, a long-time Toronto housing researcher says Bailão over her 12 years in office has had an indelible effect housing development in the city.

In a post sent from her **Twitter** account last week, Bailão announced that she has joined **Dream Unlimited** as the

firm's new head of affordable housing and public affairs, a position based in Toronto. Reached for comment about her new private-sector role with Dream, Bailão said she intends to build on her efforts while on council to get more affordable housing built by advocating for more partnerships with government and non-profit entities to help 'scale up' the production of affordably priced residential units.

"I think we need to use the experience and the economic capacity of the private sector with the skills that we have in the non-profit sector, and obviously to work with governments to create even deeper affordability," Bailão

CONTINUED PAGE 3 ■



Former ward 9 Davenport councillor Ana Bailão has joined Canadian real estate developer Dream Unlimited as the company's new head of affordable housing and public affairs. As part of her new role, Bailão says she will focus on strengthening partnerships between Dream and the public sector in order to advance affordable housing proposals in Toronto.

SOURCE: DREAM UNLIMITED CORP.

### NRU PUBLISHING STAFF

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

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

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

**Rahul Gupta**  
Senior Planning Reporter  
rahulg@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

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circ@nrupublishing.com

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**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

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# DREAMING OF AFFORDABILITY

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told *NRU*. “So, it’s that triangle of entities that I think is really crucial, and many projects across the country have proven that kind partnership is a successful model for housing.”

Bailão points to Dream’s recent completion of a 15-storey rental apartment building in Gatineau, Quebec, **Aalto Suites** as a potential model for future housing development currently proposed in Toronto. Aalto has designated 95 per cent of the development’s 162 residential units as affordable—defined by her as being priced at 80 per cent below market rates. She is also excited that **Waterfront Toronto**, which continues to work on a massive redevelopment of former industrial shoreside lands, has recently selected Dream as one of its development partners for the planned Quayside mixed-income community.

“I’m very excited to be joining a team that is delivering on projects like Quayside, which will have over 800 units designated as affordable housing. So, there’s a lot of work ahead,” Bailão said.

In a statement provided to *NRU* by Dream, the company said it hopes to build on its affordable housing efforts to date by developing new units that cater to individuals as well as families and seniors of all

income ranges.

“We are dedicated to the integration of market and affordable units and to provide access to housing for people of all income levels,” a statement sent by Dream corporate marketing manager **Atara Cadesky** reads. “Throughout 2022, we have expanded our portfolio of affordable units through the completion of development projects and acquisition of new buildings with 2,530 affordable units completed or under development, and \$42.4-million in annual rent savings.”

**HousingNowTO** researcher **Mark Richardson** says that during her time on council, Bailão did a lot of ‘heavy lifting’ on city housing initiatives, which has resulted in meaningful strides being made in recent years towards addressing Toronto’s long-term affordability needs. Initiatives such as the passing of a new city by-law, shortly before Bailão left council last year, to permit construction of secondary-suite apartments on existing residential properties located within established neighbourhoods.

Richardson also points to Mayor Tory’s trust in Bailão, appointing her as chair of the city’s planning and housing committee, and her involvement

as a board member with the agency **CreateTO**, which was established in 2018 to manage the city’s vast real estate portfolio as demonstrating her significant abilities. Through the Housing Now program, CreateTO has been able to identify 21 underutilized sites across the city for locating future affordable housing through partnerships with private developers and non-profit operators.

“She planted a lot of seeds for a lot of trees that people are going to be able to enjoy in the next 10 or 15 years,” Richardson told *NRU*.

Bailão’s tireless advocacy for the city’s Modular Housing Initiative which has secured federal funding for the completion of rapidly-constructed housing options for homeless and vulnerable individuals on sites formerly owned by the **Toronto Community Housing Corporation** is also cited by Richardson as a significant accomplishment. Sites approved through the modular housing program during Bailão’s time on council include a recent announcement of 59 pre-fabricated modular units geared to vulnerable seniors located at 540 Cedarvale Avenue. Another modular housing project in Scarborough will see 57 units built at 39 Dundalk Drive through the initiative is expected to be completed soon.

“These are parcels of lands that the city has owned since the 1960s and even earlier,” Richardson said. “We were so

far behind compared to what other cities were doing, and we’re only now getting into the race.”

“A lot of the things that Ana did during her time on council and as planning and housing chair are going to have positive echo-effects in the affordable housing world.”

For her part, Bailão is pleased to see council’s approval in late 2022 of a long-term housing action plan introduced by the mayor which she believes will have beneficial outcomes for the development of affordable housing.

She adds that she wants to see more investment by all levels of government in the city’s housing needs as well as in the road, sewer and other infrastructure needed to support future residential communities, suggesting that a percentage of federal HST revenues could go towards Toronto’s future city-building needs where new housing is planned.

Nevertheless, Bailão is optimistic that there is now the political will on the part of other orders of government to provide support.

“It’s really encouraging to see all three orders of government committed to taking action on housing. I think we all need to continue to push,” Bailão says.

“But you know, considering that even 10 or 12 years ago, we didn’t have even a single headline about affordable housing, it’s quite the difference.” 🌱

# CREATIVE CITY

**Matt Durnan**

The City of Toronto has experienced a renaissance in its arts and culture communities over the past few decades, propelling the city into the ranks of significant global cities. Continued support of the arts is integral in Toronto maintaining its reputation as a world class city.

A key figure in bolstering and supporting Toronto's arts and culture community stepped away from her role as the director and CEO of the **Toronto Arts Council (TAC)**

and **Toronto Arts Foundation (TAF)** in December after 17 years in the position. *NRU* spoke to **Claire Hopkinson** and some of her colleagues in the arts and city building communities about the role of the arts in a vibrant city.

The Toronto Arts Council is the **City of Toronto's** funding body for arts and arts organizations in the city. Since 1974, TAC has offered programs that have enabled artists in the city to explore, create and thrive.

Since her time with TAC began in 2005, Claire Hopkinson has been a fierce advocate for the city's arts community, nearly tripling the investment in the community, with a \$25 million annual budget. Hopkinson has left an indelible imprint on Toronto's arts community and the city as a whole, and in her 17 years of leadership, she launched and sustained a multitude of important initiatives that helped support and grow the arts in the city.

Hopkinson hails from multi-faceted production background in music, theatre and opera, and joined TAC at a time when American urban studies theorist **Richard Florida's** 'Cities and the Creative Class' was widely discussed and debated. In it, Florida suggested that diverse, creative, tolerant 'cool' cities with strong creative classes would be more vibrant and more economically successful than others with less developed creative ecosystems.

"I started to think about that, as somebody who had been on the ground, as somebody who had been a working producer. I thought about what it means to be a creative city to the people on the ground as opposed to, perhaps, a planning tool," Hopkinson told *NRU*.

"So, I really thought about what it was to be a creative city...It has to be creative, it has to have the conditions for creativity, for people to be able to produce and perform and for the artists to stay here. But it also has to be part of everybody's lives, and not simply [for] the people who

CONTINUED PAGE 5 ■



Photo of former Toronto Arts Council and Toronto Arts Foundation director and CEO Claire Hopkinson with Mayor John Tory at the Mayor's Evening for the Arts, 2022.

SOURCE: TORONTO ARTS COUNCIL

# CREATIVE CITY

CONTINUED FROM PAGE 4

are able to afford to come downtown.”

According to Richard Florida, “arts and culture, broadly speaking are drivers of innovation and economic growth, alongside business and science and technology.”

“For many years before I started to do this research, people thought what happened was you got rich if you fund business and finance and science and technology,” Florida told *NRU*. “And then when you got rich, you used that money to purchase great arts organizations—

symphonies, ballets—but what we’ve found is that arts and culture are actually drivers.”

Florida visualizes a city’s economy as being a stool of sorts, supported by three legs, one of which is arts and culture, a second being business and finance and science and technology being a third.

“All three of those [legs] have a direct effect on employment growth, levels of innovation, levels of income growth, so they’re really important. I think there’s a direct effect—that aspects of arts and culture, just like

we have public-supported education that leads us to develop a talent base— there are sectors like music, design, media and film that are great contributors,” Florida said.

City of Toronto Ward 20 Scarborough Southwest city councillor and chair of the City’s budget committee **Gary Crawford** has enjoyed a long-standing working relationship with Hopkinson during his 12 years on **City of Toronto** council, serving many of those years on the TAC board. Crawford, who describes himself as an “artist by profession”, says that Hopkinson’s departure will leave some big shoes to fill.

“I’ve worked incredibly well with Claire, especially to deal with the budget and a whole variety of things about the importance of the arts in the city. She has been an incredible champion of the arts and I think where here strengths are is her abilities in working with so many different people and organizations and other levels of government. She has an innate ability to work with everyone,” Crawford told *NRU*.

“In her tenure and mine, we’ve increased TAC funding by well over 60 per cent... The Toronto Arts Council is our major funder of the arts and there have been increases to that [funding] every year, and I think we as a city and the mayor have recognized the importance of the arts in the city.”

Many of Hopkinson’s colleagues noted the

significance of the arts as an economic driver and their value in creating vibrant, livable communities.

Hopkinson and the TAC have been instrumental in helping the City to attract new business to Toronto.

“When the City pitches to companies to relocate here, Claire and I have both been asked to speak to prospective business leaders who might move their companies here. To talk about the value of the arts and the sense of what it’s like to live here in a city that has so many creative people and has such a vibrant music scene and an amazing theatre community and beautiful public art and institutions and storefronts,” TAC board chair **Celia Smith** told *NRU*.

“The TAC and the work that Claire has done is the backbone to all of that, they fund individual artists, they fund small collectives, small organizations all the way to the largest organizations and support them in creating and sharing with the greater public. I think that it’s really systemically involved in the city. It’s a part of the DNA of the city, being partners with the City and city council and city planning and city real estate and where are we going city parks. It’s really enlivening. And inhabiting the city and being a facilitator to connect citizens and community members with everything that’s going on, and really the life of the city.”

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# CREATIVE CITY

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Hopkinson's vision of a creative city entailed going beyond the arts' usual haunts in the downtown core. There is perhaps no initiative of greater significance under Hopkinson's guidance than the Block by Block vision, which brings access to arts programming and arts funding outside of the downtown core, offering artists opportunities to animate Toronto's historic, educational and public spaces while connecting the arts and everyday life in communities in all corners of the city.

"The TAC, Toronto Arts Foundation, city council and everybody who loves the arts needed to be part of a solution to have the arts reach into every corner of the city. So, I coined a phrase to really test the water called 'Creative City: Block by Block' and it was how do we go about having the arts available so that you only have to walk a few blocks, and it was a really big aspiration, it's an epic

ambition and it will go on for years to come," Hopkinson said.

"We really started to talk to our Toronto Arts Council clients about what they were doing outside the downtown core. We knew that our community arts organizations, were doing a lot of work outside the downtown core, but it was largely under the radar, working in the community. So, we established a neighbourhood arts network which was going to really help those community engaged artists reach their full potential, find safe places to work, and be celebrated and have resources at their disposal."

In addition to supporting the city's artists and arts organizations, Hopkinson has helped secure recognition for the accomplishments of members of the arts community, publicly celebrating artists' contributions to the city.

Under Hopkinson's

leadership, the annual Mayor's Arts Awards lunch has enjoyed continued success. Hopkinson was also instrumental in bringing back the Mayor's evening for the arts during **Rob Ford's** tenure as mayor.

"[Claire] was able to revitalize the Mayor's evening for the arts. And she brought that back during the time of Rob Ford and it has continued with the current mayor as a very successful fundraising event that really brings together in a celebration of the arts in Toronto. Major companies, foundations, the development community [have] been very engaged with it and it's raised nearly \$8.5 million over the past eight years," Toronto Arts Foundation chair **Sara Diamond** told *NRU*.

"During times when maybe the political will at some of council and the mayor, certainly before **John Tory** were far less supportive of the arts. Claire was really a strong advocate for the arts in a positive, important, informed coalition-building way and she was really able to defend funding for the arts."

In 2017, Hopkinson campaigned for and achieved a \$25 per capita arts funding in the city and also built the Advocacy Network, which brought together the TAF and TAC and helped to galvanize efforts to inform residents and politicians and administrators of how financially impactful the arts are in Toronto.

"I think Toronto should give itself credit that it has

a significant number of organizations that fund arts locally and it doesn't just depend on federal or philanthropic funding. So, I think that shows itself to be an extraordinarily vibrant local arts community," Florida said.

"It's not just the visual arts, but music and everything intersecting and Toronto has become an artistic and cultural capital because of this."

When looking back on her nearly two-decade career as the director and CEO of the Toronto Arts Council, Hopkinson says that the journey has been nothing short of a joy.

"When I first started, people would say to me 'Claire, it's going to be so tough to explain the value of art'. And, over my time, I would totally refute that. We did some public opinion polls and 89 per cent of Torontonians believe that arts make our city a better place to live," said Hopkinson.

**Kelly Langgard** assumed the role of director and CEO of Toronto Arts Council and Toronto Arts Foundation on January 9. And so, the battle continues... 🌸

HAVE A STORY TIP OR  
IDEA RELATED TO YOUR  
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Send an email to [pressrelease@nrupublishing.com](mailto:pressrelease@nrupublishing.com)



# OFFICE IS ALIVE & WELL & LIVING IN NORTH YORK

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residential buildings.

“We’re in North York and this area is very well-connected to all the major transit routes, which is incredibly important for not only the residential component but also from the employment and office components,” Lazer told *NRU*.

“This is one of the largest employment nodes in Toronto... we acquired this site before any of us knew what COVID was and we understand the market has evolved and people are working from home more and that the demand for the office may not be as steep, but nevertheless we are getting back to our pre-pandemic levels of traffic and people are coming out of their homes. So, while demand may not be as steep, the city is still growing

exponentially and people need to work and companies are growing and the demand for the office is still there.”

City of Toronto senior

planner **Derrick Wong** made similar comments, noting that the overall scope of the application did not see any major changes due to the pandemic.

“The way this application was processed before and during the pandemic, I don’t think it shifted at all,” Wong told *NRU*.

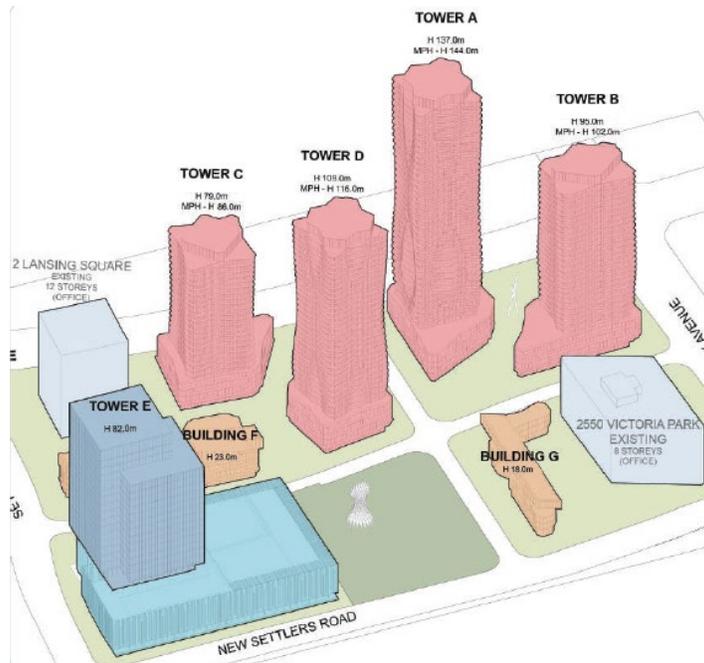
“They [Almadev] have provided the office space; one of the key reasons we recommended this for approval

was because we have a policy at the City where if you knock down existing office buildings you have to replace it and that’s exactly what they did.”

Bound to the north by Sheppard Avenue East, Settlers Road to the west and Victoria Park Avenue to the east, the site is currently occupied by four office buildings and a large portion of the site is covered by surface parking.

The site is within the ConsumersNext Secondary Plan area, which was approved by council in March of 2018 and seeks to enhance the business park areas around the Sheppard Avenue and Victoria

CONTINUED PAGE 8



Top: Height concept plan for Almadev’s proposed master planned community for 2, 4 and 6 Lansing Square and 2550 Victoria Park Avenue. Almadev is seeking to develop four new residential towers (red) and two townhouse blocks (orange), while replacing a pair of demolished office buildings with a new office tower (blue) atop a multi-level parking structure. The two grey buildings in the rendering are existing office buildings that would be retained on the site.

ARCHITECT: WZMH ARCHITECTS  
SOURCE: CITY OF TORONTO



Bottom: Rendering of Almadev’s proposed master planned community in North York at the corner of Sheppard Avenue and Victoria Park Avenue looking south. Four new residential towers ranging from 24 to 40 storeys in height are shown. The taller building on the right of the rendering is a new office building atop a multi-level parking structure, while the shorter building is an existing 12-storey office tower at the corner of Sheppard and Settlers Road that would be retained.

ARCHITECT: WZMH ARCHITECTS  
SOURCE: CITY OF TORONTO

# OFFICE IS ALIVE & WELL & LIVING IN NORTH YORK

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Park intersection.

“A study was done on the ConsumersNext area a number of years ago, largely because this area was known as the second-largest concentration of office use outside of the downtown core, and recognizing that the City wanted to capitalize on and direct growth, as opposed to letting individual developments do whatever they want,” Wong said.

“ConsumersNext was the coordinating instrument that said ‘we’re going to have new

roads here, this is what it’s going to look like, we’re going to have new residential here that’s largely aligned along Sheppard and Victoria Park and the interior is going to remain as general employment.”

In developing the master planned community, the site has been broken down into quarters of varying sizes, with the northeast corner (corner of Sheppard and Victoria Park) accommodating a pair of high-rise towers standing 40 and 27 storeys in height. Moving west along Sheppard Avenue,

the northwest block is slated to accommodate two more residential towers standing 24 and 34 storeys, along with a block of townhouses and the existing 12-storey office building that will be retained.

An eight-storey office building at the southeast corner of the site will also be retained, and added to that block will be more townhouses. Pedestrian connections are proposed to connect from Sheppard Avenue to the parkland that is proposed on the southwest block, as well as a connection to and from the residential towers at the northeast of the site to the park.

Almadev’s proposal also includes a self-storage aspect woven into the office tower on the southeast block of the site, as well as the potential to include a daycare on the site.

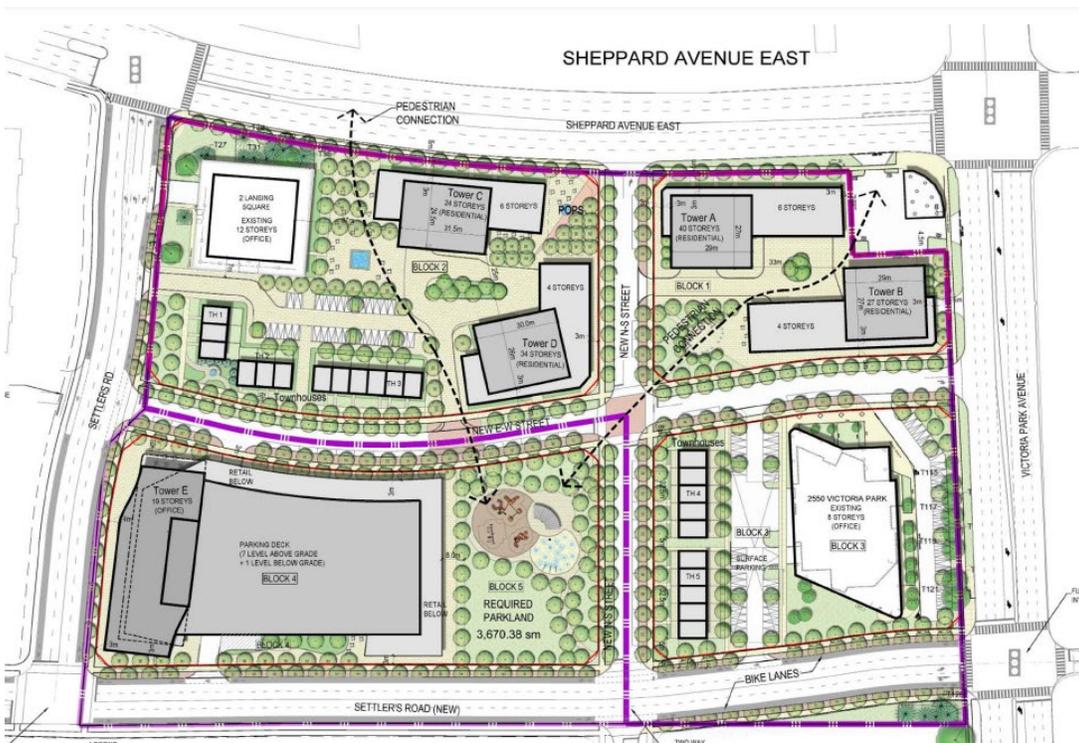
“Self-storage is an ever-growing industry as units

are not as big as people may want and they need a place to store things, so there’s another amenity. There will be uses related to service retail and recreation retail; we have a portion of our retail bordering on the park so that’s where you would want things like cafes. So, you’re going to have the whole package of live, work and play, which is not different than what we’re trying to do in our other master planned communities,” Lazer said.

Zoning for the site was approved in 2021 and the developers are currently working with City of Toronto planning staff on block-by-block site plan approvals and ironing out some of the finer details.

The planner on the project is **Bousfields**.

Lazer is hopeful that construction will begin for blocks one and four (southeast and northwest corners) which will happen concurrently, by the first quarter of 2024. 🌱



Site plan for Almadev’s proposed master planned community in North York for the corner of Sheppard Avenue East and Victoria Park Avenue. The site is divided into four blocks, with the lower left block designated as general employment and the remaining three blocks designated as mixed-use. Four new residential towers are proposed for the site, along with a new office tower to replace two existing office buildings that would be demolished. A 3,670 square meter park is proposed on the block of the new office building. The existing office buildings at 2 Lansing Square and 2550 Victoria Park would be retained.

SOURCE: CITY OF TORONTO

# TORONTO DESIGN REVIEW

## PANEL AGENDA

The panel will consider the following matters at its meeting Thursday, January 26 at 12:30 p.m. in a virtual meeting hosted on Webex.

12:30 P.M.

**1151 Markham Road**—Panel will undertake its first review of **Lash Development's** rezoning proposal for 1151 Markham Road. Presentations will be made by **City of Toronto** community planning division senior planner **Tyler Hughes**,

City of Toronto senior urban designer **Sasha Terry**, City of Toronto urban designer **Kaari Kitawi**, and **Turner Fleischer Architects** principal **Russell Fleischer**.

2:15 P.M.

**Davisville Yard & McBrien Building Feasibility Study**—Panel will undertake its first review of the **City of Toronto's** feasibility study for the Davisville

Yard & McBrien Building. Presentations will be made by City of Toronto senior urban designer **Svetlana Lavrentieva** and by **Zeidler Architecture** partner **David Collins**.

3:50 P.M.

**Jane Finch Initiative**—Panel will undertake its first review of the **City of Toronto's** Jane Finch Initiative study. Presentations will be made by City of Toronto community initiatives division senior planner **Leah Birnbaum**, City of Toronto senior urban designer **Vanathy Ganesharajah**, **Perkins&Will** principal **Paul Kulig** and Perkins&Will senior urban designer **Eunice Wong**.



Clockwise from top right: Rendering of Lash Development's proposal for 1151 Markham Road. City of Toronto Design Review Panel will undertake its first review of the project at its meeting Thursday, January 26.

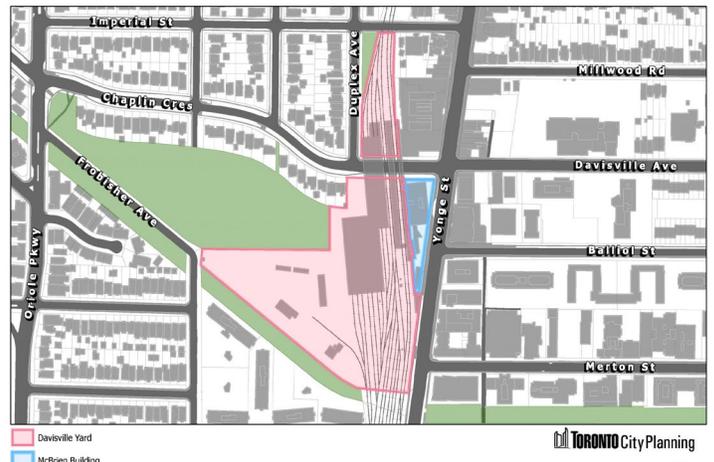
ARCHITECT: TURNER FLEISCHER ARCHITECTS  
SOURCE: CITY OF TORONTO

Map showing the Davisville Yard (in pink) and the McBrien Building (outlined in blue). The City of Toronto Design Review Panel will undertake its first review of Davisville Yard and McBrien Building feasibility study at its meeting Thursday, January 26.

SOURCE: CITY OF TORONTO

Map showing the study area (outlined in black) and the draft secondary plan area (outlined in red) for the Jane Finch Initiative. City of Toronto Design Review Panel will undertake its first review of the city study for the initiative at its meeting Thursday, January 26.

SOURCE: CITY OF TORONTO



# COMMUNITY COUNCIL AGENDAS



## ETOBICOKE YORK COMMUNITY COUNCIL

*Etobicoke York Community Council will consider the following reports at its meeting Monday, January 23 at 9:30 a.m. in the council chamber, Etobicoke Civic Centre.*

**3353-3359 Lake Shore Boulevard West**—[Final report](#) recommends approval of official plan and zoning by-law amendment applications by

**Lakeshore Blvd GP Inc.** to permit a six-storey mixed-use development containing ground floor commercial space and 60 residential units.

**378-384 Bering Avenue**—[Final report](#) recommends approval of a rezoning application by **1160810 Ontario Ltd.** to permit a five-storey 12,601 m<sup>2</sup> self-storage building.

**1-9 Oxford Drive**—[Request for direction report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-

law amendment applications by **Flambo Agasen** to permit a 26-storey residential development containing 278 dwelling units.

**11, 13, 15, 17, 19, 21 & 23 Hollis Street**—[Request for direction report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **2830381 Ontario Ltd.** to permit a 45-storey residential development containing 596 dwelling units.

**20 Broadoaks Drive and 11 Catford Road**—[Request for direction report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **Northview Heights Developments Ltd.** to permit three new buildings of 12, 18 and 30 storeys, as well as two four-storey residential townhouse blocks, in addition to the retention of two existing nine-storey buildings on the site. A total of 946 new

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Toronto is home to more than 2.9 million people whose diversity and experiences make this great city Canada's leading economic engine and one of the world's most diverse and most livable cities. As the fourth largest city in North America, Toronto is a global leader in technology, finance, film, music, culture, and innovation, and consistently places at the top of international rankings due to investments championed by its government, residents and businesses.

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pertinent to the job function, or any equivalent combination of education and experience, including membership, or eligibility for membership, in the Ontario Professional Planners Institute and the Canadian Institute of Planners. With extensive project management experience delivering complex planning assignments involving multiple internal and external stakeholders – from inception through to implementation – with minimal direction, while balancing political, community and stakeholder interests, you have proven strengths in motivating and supervising a team of professional staff, contributing to the work of the management team and consulting with clients.

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# COMMUNITY COUNCIL AGENDAS

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residential units are proposed, in addition to a 1,600 m<sup>2</sup> parkland dedication and 3,600 m<sup>2</sup> of privately-owned publicly accessible space.

**351-365 Royal York Road**—[Request for direction report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **2711895 Ontario Inc** to permit an 11-storey mixed-use development containing 870 m<sup>2</sup> of commercial space and 282 residential units.

**2157 Lake Shore Boulevard West**—[Request for direction report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **2599304 Ontario Ltd.** to permit a 13-storey hotel building containing 154 suites.

**4, 6, 8 & 10 Beamish Drive**—[Request for direction report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **Triage Development Corp** to permit a 35-storey residential building containing 329 dwelling units.



## NORTH YORK COMMUNITY COUNCIL

*North York Community Council will consider the following reports at its meeting Wednesday, January 25 at 9:30 a.m. in the council chamber, North York Civic Centre.*

**699 Sheppard Avenue East**—[Decision report](#) recommends council approval of an application to amend the site specific zoning by-laws to lift the holding symbol to enable the construction of a 12-storey mixed-use development containing 169 dwelling units.

**529-543 Marlee Avenue and 805-819 Glencairn Avenue**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **2720433 Ontario Ltd.** to permit a 28-storey mixed-use development containing 225 m<sup>2</sup> of commercial space and 306 residential units.

**2402-2418 Dufferin Street and 4-10 Ramsden Road**—[Appeal report](#)

seeks council direction for staff to attend an OLT hearing in opposition to applications by **2796661 Ontario Inc.** for official plan and zoning by-law amendments and draft plan of subdivision to permit the development of two buildings of nine and 24 storeys in height, containing a total of 883 m<sup>2</sup> of commercial space and 405 residential units.

**500 Sheppard Avenue East**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **Bayview Sheppard Developments Ltd.** to permit the development of two towers of 35 and 39 storeys linked by a four-to-nine-storey podium, containing a total of 900 m<sup>2</sup> of retail space, 2,100 m<sup>2</sup> of office space, and 928 residential units.



## TORONTO & EAST YORK COMMUNITY COUNCIL

*Toronto & East York Community Council will consider the following reports at its meeting Thursday, January 26 at 9:30 a.m. in committee room 1, City Hall.*

**17 St. Andrew Street**—[Decision report](#) recommends council approval of a rezoning application by **2636676 Ontario Inc.** to permit a five-storey mixed-use development containing 283 m<sup>2</sup> of retail

space and 72 residential units.

**22-32 Scollard Street and 21-25 Davenport Road**—[Refusal report](#) recommends that council refuse a rezoning application by **Constantine Scollard Inc.** to permit a 61-storey mixed-use development containing 830 m<sup>2</sup> of commercial space and 79 residential units.

**69 Yorkville Avenue**—[Refusal report](#) recommends that council refuse official plan and zoning by-law amendment applications by **Cheong Family Holdings** to permit a 29-storey mixed-use development containing 148 m<sup>2</sup> of ground floor retail space, 1,293 m<sup>2</sup> of office space, and 143 residential units.

**39-47 Camden Street**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **47 Camden Inc.** to permit a 16-storey mixed-use development containing 364 m<sup>2</sup> of retail space and 154 residential units.

**45 The Esplanade**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **Silver Hotel (Vancouver) Ltd.** to permit the development of two towers of 35 and 36 storeys containing 8,627 m<sup>2</sup> of non-residential uses and 682 residential units.

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# COMMUNITY COUNCIL AGENDAS

■ CONTINUED FROM PAGE 11

**1-11 Bloor Street West and 768-784 Yonge Street**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **Mizrahi Development Group** to allow the development of nine additional storeys above an approved 85-storey mixed-use development, for a total building height of 94 storeys.

**100 Davenport Road**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **100 Davenport GP Ltd.** to permit a 19-storey mixed-use development containing 437 m<sup>2</sup> of retail space and 42 residential units.

**906 Yonge Street and 25 McMurrich Street**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to rezoning and site plan control applications by **906 Yonge Street Developments Inc.** to permit the development of two towers of 19 and 33 storeys, containing 75 m<sup>2</sup> of ground-floor retail space and 401 residential units.

**2010-2050 Yonge Street**—

[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **2040 Yonge St. Ltd.** to permit a 14-storey mixed-use development containing 1,292 m<sup>2</sup> of retail space, 1,098 m<sup>2</sup> of office space, and 164 residential units.

**47-65 Huntley Street, 2-18, 24 & 26 Linden Street and 1-11 Selby Street**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **Azure Investments Inc.** to permit the development of two towers of 48 and 59 storeys in height containing a total of 110 m<sup>2</sup> of retail space, 904 m<sup>2</sup> of institutional uses and 1,297 residential units. A 460 m<sup>2</sup> on-site parkland dedication is proposed.

**296-300 King Street East and 50-60 Berkeley Street**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **58/60 Berkeley Corp** to permit a 34-storey mixed-use development

containing 1,188 m<sup>2</sup> of at-grade retail space and 364 residential units.

**225-229 Queen Street East and 120-132 Sherbourne Street**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to rezoning and site plan control applications by **Dash (Q & S) Inc.** to permit a 31-storey mixed-use development containing 512 m<sup>2</sup> of retail space and 340 residential units.

**130-134 Parliament Street and 529 Richmond Street East**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **1812135 Ontario Inc.** to permit a 44-storey mixed-use development containing 188 m<sup>2</sup> of retail space at grade and 327 residential units above.

**399-405 Yonge Street**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **399Y Corporation** to permit a 75-storey mixed-use development containing 192 m<sup>2</sup> of retail space and 828 residential units.

**619-637 Yonge Street and 1-9 Isabella Street**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **RML 625 Yonge Street Limited** to permit a 57-storey mixed-use

development containing 3,133 m<sup>2</sup> of non-residential space and 606 residential units.

**18 Portland Street and 1-9 Niagara Street**—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **2779317 Ontario Inc.** to permit a 23-storey mixed-use development containing 2,640 m<sup>2</sup> of non-residential space and 182 residential units.



## SCARBOROUGH COMMUNITY COUNCIL

*Scarborough Community Council will consider the following reports at its meeting Friday, January 27 at 9:30 a.m. in the council chamber, Scarborough Civic Centre.*

**1625, 1633 & 1641 Kingston Road and 52 Birchcliff Avenue**—[Final report](#) recommends approval of a rental housing demolition application to permit the demolition of 33 existing rental units and their replacement within an approved redevelopment for the site. The replacement rental dwelling units would be provided within a four-storey standalone building adjacent to a new nine-storey mixed-use development. 🌱

# OLT NEWS

## SETTLEMENT APPROVED FOR RAGLAN AVE. TOWER

In a January 16 decision, OLT member **Carmin Tucci** allowed an appeal, in part, by **Madison Raglan Limited** against the **City of Toronto's** failure to make a decision on its rezoning application for 10-32 Raglan Avenue.

In June 2020, Madison submitted a rezoning application to permit a 28-storey residential development containing 399 dwelling units. In March 2021, Madison filed an appeal to the Tribunal citing council's failure to make a decision on its application within the required timeframe under the *Planning Act*.

In January 2022, Madison's solicitor submitted an offer to the City to settle the appeal on the basis of revised architectural plans. The offer was accepted by council at its February 2 meeting. The revised proposal is for a 28-storey mixed-use development that contains a 9.3 m<sup>2</sup> micro-retail unit at grade, live-work townhouses along the adjacent laneway to the south, and residential units above for a total of 389 dwelling units.

Madison's revised proposal also includes 246 m<sup>2</sup> of ground floor community space to be conveyed to the City, in addition to a 252 m<sup>2</sup> on-site parkland dedication.

A stratified lane widening conveyance is proposed to enlarge Albert Wiggan Lane, to the south.

On behalf of Madison, the Tribunal heard evidence from planner **Mike Dror (Bousfields)** in support of the settlement. After reviewing the changes that were made to the proposal in response to comments provided by the City, Dror testified that the revised proposal meets the intent of the applicable provincial and municipal planning policies and represents good land use planning.

The Tribunal adopted Dror's unchallenged evidence and allowed the appeal, in part, ordering the zoning by-law amendment into force.

Solicitors involved in this decision were **David Bronskill (Goodmans)** representing Madison Raglan Limited, **Marc Hardiejowski** representing the City of Toronto, **Jennifer Evola (Cassels)** representing **538 St. Clair Avenue Ltd.** and **Matthew Helfand (Aird & Berlis)** representing **Merkur Realty (1993) Limited**. [See *OLT Case No. OLT-22-002334*.]

## SETTLEMENT APPROVED FOR EGLINTON-MT. PLEASANT TOWER

In a January 18 decision, OLT Vice-Chair **Hugh Wilkins** allowed an appeal, in part, by **Soudan-Brownlow Properties**

**Inc.** ("the developer") against the **City of Toronto's** failure to make a decision on its rezoning application for 8-18 Brownlow Avenue and 190-200 Soudan Avenue.

In December 2020, the developer submitted a rezoning application to permit the redevelopment of the site with a 21-storey residential development containing 167 dwelling units. An existing 19-storey apartment building on the northerly portion of the site would be retained.

After filing an appeal of council's non-decision on its application, the developer engaged in mediation with City staff and area residents. As a result, an agreement among the parties was reached on architectural revisions to the building design to provide for an enhanced transition to the adjoining properties.

As settled, the revised proposal consists of a 21-storey residential development with 154 dwelling units. A 214 m<sup>2</sup> privately-owned publicly accessible space will be situated at the southeastern corner of the site. The developer will make a \$1.75-million *Section 37* contribution (the Tribunal's decision is back-dated to grandfather the application in under the previous *Section 37* regime) and will also invest in improved common amenity areas for the retained 19-storey apartment building.

At a settlement hearing,

the Tribunal heard evidence from planner **Louis Tinker (Bousfields)** on behalf of the developer and in support of the settlement proposal. Based on Tinker's unchallenged evidence, the Tribunal found that the proposed development represents good planning and allowed the appeal, ordering the zoning by-law amendment into force.

Solicitors involved in this decision were **David Bronskill (Goodmans)** representing Soudan-Brownlow Properties Inc. and **Laura Bisset** representing the City of Toronto. [See *OLT Case No. OLT-22-001996*.] 🌟