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ACROSS THE GLOBE

Re-evaluating suburbs

By Amy Lazar

A team of 44 researchers at 29 universities in 12 countries is embarking on a seven-year project to take stock of suburban developments around the world and attempt to alter the dialogue around suburban life.

“It is based on a lot of experience and a lot of existing work but it also is quite innovative in the way it puts together the suburban research worldwide,” York University’s City Institute director and professor **Roger Keil** told *NRU*.

The researchers have been granted \$2.5 million from the **Social Sciences and Humanities Research Council of Canada**, which is one of the largest study grants given by the research council.

The project is believed to be the first of this magnitude, one that “systematically takes stock of worldwide suburban developments while analyzing their governance models, land use, infrastructure and suburban everyday life.”

The project objective is not only to document suburban patterns but to also examine the environmental and economical effects and emerging issues related to growth beyond the city limits.

“It’s more than a project, it’s an initiative,” Keil said.

“Everybody thinks they know their suburbs...we would like to break that mould and open the view up to a more global view of the suburbs so that we can find common denominators of very different kinds of peripheral urban development.”

Researchers will look at low-density sprawl across North America, but also such phenomenon as wealthy gated communities and high-rise suburbs as a form of suburbanization. On the other side of the globe, researchers will look at the outskirts of Indian and Chinese cities, as well as slums and squatter settlements in Africa and Latin America.

The team also includes 16-community partners: cities of **Toronto** and **Markham**, **Academy for Spatial Research and Planning**, **Building Industry and Land Development**

CONTINUED PAGE 4

ENGAGING VOTERS

Tabling the issues

A grassroots group has organized four town hall meetings this month to empower voters and gauge consensus on issues affecting democracy in the city.

The meetings will take place at civic centres across Toronto and after a presentation of more than a dozen strategies to improve voter turnout, council turnover, diversity and fair voting methods, there will be an opportunity to ask questions of an expert panel.

“I think people are really hungry for this sort of thing right now,” **Better Ballots** project co-ordinator **Dave Meslin** told *NRU*.

Better Ballots (www.betterballots.to) is an initiative of members of the Emerging Leaders Network, which is a group created by the **Toronto City Summit Alliance**.

Following the discussion, a survey will be handed out to all participants asking them to rate preferred options and to state if they want to volunteer as an advocate for any of the strategies. Once collected and analyzed, the group will be able to connect people with existing advocacy groups or create new ones, said Meslin.

“It’s a multi-partisan, impartial education and outreach process, but that will shift over the summer into an advocacy campaign based on the feedback we get from the participants,” Meslin said.

CONTINUED PAGE 4

Economics Matters

- demographics
- construction economics
- planning impacts
- real estate markets
- expert testimony
- forecasting



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Coming Up

APRIL 14

Association of Ontario Land Economists: Waterfront Toronto's John Campbell on the Revitalization of Toronto's Waterfront, Toronto Board of Trade, Ground Floor, 100 King St. W., 6:00 pm. Registration and information at 416-283-0440 or admin@aole.org.

Waterfront Toronto Design Review Panel, 9:00 a.m.

APRIL 15

University of Toronto Annual Planning Alumni Spring Social, Great Hall, Hart House, 7 Hart House Circle, 6:00 – 9:00 p.m. More info at www.geog.utoronto.ca/alumni/pac/news-events or contact pac@geog.utoronto.ca or 416-978-3375.

Canadian Urban Institute—Designing the City of Tomorrow: Are We Thinking Boldly Enough?, Innis Town Hall, U of T, 2 Sussex Avenue, 7:45–9:45 a.m. Register online at www.canurb.com/events.

APRIL 16-17

Special City Council—Operating Budget, 9:30 a.m.

APRIL 19

Executive Committee, 9:30 a.m.

APRIL 20

Public Works & Infrastructure Committee, 9:30 a.m.

APRIL 21

Planning & Growth Management Committee, 9:30 a.m.

Design Review Panel, 12:00 p.m.

APRIL 22

Economic Development Committee, 9:30 a.m.

APRIL 23

Community Development & Recreation Committee, 9:30 a.m.

APRIL 26

Parks & Environment Committee, 9:30 a.m.

APRIL 27

Community Councils Committee, 9:30 a.m.

TORONTO'S NEW ZBL

By-law backs biking

By Mark Ostler

City planning staff has agreed to make a number of changes to the new comprehensive zoning by-law to meet concerns by the **Toronto Cyclists Union**.

The changes include the added provision that long-term bicycle parking spaces will be enclosed, dedicated bike parking areas either at-grade or no more than one level below grade and a minimum requirement for bike parking facilities associated with post-secondary school residences.

The changes, as well as other outstanding issues for the union, are outlined in a letter from the bike union's lawyer **Alan Heisey (Papazian Heisey)** to the planning and growth management committee, dated April 1. The letter is also on the agenda for the April 12 meeting of the city's cycling advisory committee.

The letter asks the committee to impose the same bicycle parking requirements on rooming, boarding and lodging houses as have been placed on university and college residences. Another issue of concern for the union is the exemption in the new by-law for smaller buildings—currently less than 150-sq.m., although this may change—from the bicycle parking standards. Heisey's letter requests that smaller buildings still be required to provide bicycle parking spaces, though less than larger buildings.

The bike union has also proposed

incentives to encourage more bicycle parking and less car parking in new developments, suggesting that for every five bike spaces, one less automobile space would be required. Other proposed changes include a ban on new loading dock entrances, private driveways or driveway widenings on lands with frontages on roadways designated as bike routes or containing bike lanes or paths, and an increase in the required amount of bike parking spaces for buildings with education uses.

Staff has already agreed to change aspects of the new by-law to address issues raised by other groups, including reintroducing floor space index as a way to measure density in residential areas.



Additionally, staff has carved out the regulations regarding chemical separation distances from the new zoning by-law. The city's manufacturing industry had expressed concerns about the regulations, which will now be brought forward no later than the second quarter of 2011 as a separate document.

An updated draft of the new by-law is expected to be presented at the April 21 meeting of the city's planning and growth management committee. The final report on the harmonization project will be before the committee on May 19. Statutory public meetings will follow. (*See NRU-Toronto Edition, August 21 to October 9, 2009 inclusive, November 6, 2009, and February 12, 2010.*) **NRU**

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ARCHITECT SELECTED

Highway service stations

Along highways 400 and 401 there will be 20-new service stations and Toronto-based **Quadrangle Architects** has been selected to design them.

Ellis Don Corporation will build the service centre and **Host Kilmer Service Centres Inc.** will operate them.

The companies are aiming for LEED-silver certification with the stations' design and construction.

"Using the best, most environmentally-friendly materials such as thermal glazing, Douglas fir canopies and zinc soffits, we have been able to design clean, modern service centres that will achieve LEED-silver certification," said Quadrangle principal **Les Klein**.

"These service centres creatively reflect the Ontario brand, are designed to accommodate current green technology and are adaptable to the needs of travellers in the future."

Quadrangle Architects is designing LEED silver service centres across Ontario.

Seven of the 20 sites are ready for construction and the centres will be built in three different sizes. They will all have the same glass atrium with sloped glass walls covered by a sloped metal roof and the traditional indigenous stone walls that anchor the buildings to the ground. The buildings are accessible and will feature low-flow and motion-activated plumbing.

Quadrangle is the firm behind the BMW Toronto flagship showroom seen from the Don Valley Parkway and Gardiner Expressway, as well as the restoration of the Candy Factory Lofts and the retrofitted 299 Queen Street West. **NRU**



Source: Quadrangle Architects

RUNNING TAB ON THE RACE | ELECTION 2010



MAYORAL CANDIDATES

(as of April 8)

- Rocco Achampong
- Don Andrews
- George Babula
- Andrew Barton

- Wendell Brereton
- Douglas Campbell
- Jaime Castillo
- Mark Cidade
- Keith Cole
- Selwyn Firth
- Rob Ford
- Baquie Ghazi

- Howard Gomberg
- Monowar Hossain
- John Letonja
- Colin Magee
- Giorgio Mammoliti
- Joseph Pampena
- Joe Pantalone
- Rocco Rossi

- George Smitherman
- Mark State
- Tom Sullivan
- Sarah Thomson
- Ratan Wadhwa
- Sonny Yeung

Withdrawn mayoral candidates

- Kevin Clarke
- Stephen C. Feek
- Mell Findlay
- Adam Giambrone
- Naseeb Husain
- Ange Manicci

NOTABLE WARD RACES

The award for the most candidates in a ward goes to...there are currently 13 candidates registered to run for the seat to be vacated by

Councillor **Kyle Rae** in Ward 27-Toronto Centre-Rosedale. They are: Enza Anderson, Ken Chan, Evan Dean, Joel Dick, Susan Gapka, Robert Meynell, Perry Missal, Ella Rebanks, Rob Salerno, Paul

Spence, Chris Tindal, Kristyn Wong-Tam, and Simon Wookey.

In Ward 16 – Eglinton-Lawrence incumbent **Karen Stintz** will run against urban

designer **Terry Mills**, who has been vocal about planning and development at the intersection of Yonge Street and Eglinton Avenue.

City in Brief

Architect resigns

Former City of Toronto urban design and architecture director **Ken Greenberg** has resigned from the team designing a sports complex and arena in the Port Lands area of the

Lower Don Lands on the waterfront. The sports complex is part of the Lower Don Lands master plan, which is being led by **Michael Van Valkenburgh Associates** and Greenberg is still working on the larger plan. Greenberg stated that he believes the sports complex is too large for the site and that the vision for the area has changed.

The sports complex had ward councillor **Paula Fletcher** fired up at last

week's council meeting. She called the mandate of the **Toronto Port Lands Company** (formerly Toronto Economic Development Corporation) into question, because the agency has been given funding to do pre-development planning for the site. Fletcher requested a status report on the sports complex come to April 23 community development and recreation committee meeting.

Suburbs continued from page 1

Association, Canadian Urban Institute, Center for Urban and Regional Studies, Shanghai Academy of Social Sciences, Centre for the Study of Developing Societies, Friends of the Greenbelt Foundation, Healthbridge, Office for Urbanism, Société de Transport de Montréal, The Neptis Foundation, Toronto Community Housing, and Urban Strategies Inc.

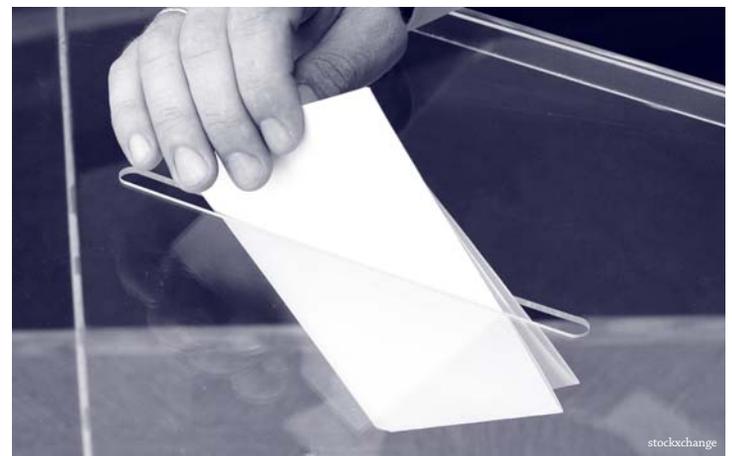
The partners will be called upon in a few years when the research is well underway to participate in workshops and roundtable discussions that will add insight to the data.

As well, the **National Film Board of Canada** will be collaborating with the researchers to produce a series of documentaries about life in suburban high rises and **Canadian Architect** magazine will be working with the team to build a travelling exhibition.

The results of the study will be published in academic journals and possibly a series of books, Keil said. **NRU**

Engaging voters continued from page 1

“None of the changes we’re proposing will be in time for this election, of course, but we want to use all of the attention that this election is bringing to city politics to get people talking about these issues. We’re looking at 2014 for the actual changes.” **NRU**



Town halls meetings

North York Civic Centre—
April 13

Scarborough Civic Centre—
April 20
City Hall—April 26
Etobicoke Civic Centre—April 27

Proposals up for discussion

- Extending the vote to permanent residents
- Voting on weekends
- Online and phone voting
- Lowering the voting age
- Creating municipal parties
- Limiting council consecutive terms
- Voting at-large [rather than based on a ward system]
- Use ranked/preferential ballot to elect councillors

- Use ranked/preferential ballot to elect multiple councillors in larger wards
- Use ward system and add some seats elected at-large
- Create borough councils
- Prohibit paid campaign volunteers
- Disclose campaign contributions before election day
- Prohibit self-financing campaigns

14th Annual



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COUNCIL ROUNDUP

Final decisions

Yonge Eglinton Centre

Council voted 34-7 in favour of the proposed development by **RioCan REIT** on the northwest corner of Yonge Street and Eglinton Avenue. Opposed were councillors **Brian Ashton, Mike Del Grande, John Filion, Rob Ford, Cliff Jenkins, Ron Moeser** and **Michael Walker**. The re-zoning application adds floors to the towers on the northwest corner and a three-storey addition that will enclose an area that is now an open square. Councillor **Karen Stintz** moved a motion that added “a \$20,000 contribution be made by RioCan for the purposes of funding community programming, the open space at grade, the rooftop garden and the renovated public garden, to be allocated in consultation with the community steering committee.” It was approved.

Design review new members

Council approved the appointment of two new members to the city’s design review panel. **Brook McIlroy Inc.** principal **Calvin Brook** and **Taylor Hazell Architects** principal **Charles Hazell**. Both will serve two-year terms.

New DC study

The motion put forward by councillors **Cliff Jenkins** and **Adam Vaughan** was referred to the executive committee. The motion asks staff to prepare a new development charge by-law for council consideration by July 2011. The basis of the request is that council froze DCs and when the rates resume in January 2011 they will be phased in based on the amount of building permits issued the previous year. Jenkins and Vaughan argue that the industry has recovered from the recession and the tactic needs to be re-visited.

NRU

City in Brief

New endeavours

Architect **Paul Raff** announced in a press release that he was leaving the academic-based practice RVTR, which he co-founded in 2007 with **Colin Ripley, Kathy Velikov** and **Geoffrey Thun**, to focus on his own practice, **Paul Raff Studio**. His Toronto-based studio has 12 employees.

Toronto housing market

Compared to this time last year, Toronto’s housing market and housing

prices are hot, hot, hot, according to the **Royal LePage** house price survey. Properties that are appropriately priced are receiving, on average, the asking price, according to the survey. However, freehold properties in established central Toronto neighbourhoods such as Rosedale, Forest Hill and Leaside are often selling above asking price. The number of homes listed has increased by 23 per cent compared to this time last year.

Work on the Gardiner

While construction season gets started and annual work on the Gardiner Expressway begins, the multimedia art



commission called Watertable had to be taken down. The exhibit, which launched in October 2009, is a light installation underneath the expressway west of Bathurst Street and will be remounted in the fall.

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REQUEST FOR PRE-QUALIFICATIONS - DESIGN AND CONSTRUCTION CONSULTANTS REGENT PARK REVITALIZATION PROJECT

Daniels CM Corporation (DCM) and Toronto Community Housing Corporation (TCHC) are working together to redevelop Regent Park into a vibrant, mixed-use community of rental and market housing, commercial and community uses.

As Construction Manager for this project, DCM is pleased to invite Consultants from the full spectrum of the Design and Construction Industry to submit general pre-qualification information for the consideration of the Regent Park Project Management Team in the creation of Design and Construction Teams for a number of upcoming projects. Consultants being sought include, but are not limited to, the following disciplines:

- Architectural
- Archaeological
- Acoustic / Vibration Engineering
- Building Code
- Civil Engineering
- Building Cost
- Electrical Engineering
- Environmental Engineering
- Forestry / Arborist
- Geotechnical
- Hydro Geological
- Irrigation
- Land Use Planning
- Landscape Design
- LEED Building Certification
- Mechanical Engineering
- Shoring Design
- Structural Engineering
- Transportation and Traffic

Pre-qualifications are requested in three (3) types of assignments:

- Large-site residential complexes (with ground floor commercial) including master plans and/or buildings over 100,000 sq. ft.
- Small residential buildings under 100,000 sq. ft. including town homes
- Non-residential institutional / community facilities (e.g. community centres and daycare facilities)

Interested firms can download the Regent Park Request for Consultant Pre-Qualifications package from the Daniels website: www.workingwithdaniels.com, click on “Regent Park” and follow the links to for “Request for Pre-qualifications – Design and Construction Consultants”.

Two (2) hard copies of the completed RFPQ package in one (1) sealed envelope are to be delivered no later than Friday April 30 2010 by 3:00PM local time to:

Daniels CM Corporation
20 Queen Street West, Suite 3400
Toronto, Ontario M5H 3R3
Attention: Regent Park Revitalization Team
Re: DCM-RFPQ 2010-01 - Design and Construction Consultants – Regent Park Revitalization

Office Hours are Monday to Friday 8:30 AM to 5:00 PM

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Toronto OMB News

Cliffside houses approved

In a decision issued March 22, board member **Reid Rossi** allowed appeals by **Svera Ontario Ltd.** against a decision of the committee of adjustment to refuse a severance and minor variances to permit the merger of **69 and 71 Natal Avenue**, the subsequent severance of the new site into three lots and construction of a two-storey single-family house on each of the three new lots. The site is located west of Kingston Road and Midland Avenue.

The board was informed that Svera's designs had been revised and two variances respecting lot coverage and gross floor area would no longer be required. The remaining original variances request reductions in lot frontage and side-yard setback requirements for each of the three proposed houses. One additional variance was added, requesting a slight reduction in the front-yard setback to allow the homes to line up with the existing streetscape.

Planner **Michael Goldberg (Goldberg Group)** provided evidence on behalf of Svera, in support of the appeals. Goldberg testified that if the new houses were to comply with the zoning by-law's front-yard setback requirements, they would not fit the street's consistent building pattern. Goldberg noted, while the area is characterized by bungalows and one-and-a-half-storey houses, there are several two-storey dwellings. Goldberg also noted that a significant amount of severance applications in this area have been approved by the city, in some cases creating similar lot frontages to those proposed by Svera.

Neighbouring resident **William Dale** appeared before the board in opposition to the proposed development. Dale said most of the lots on Natal Avenue had greater lot frontages than those proposed, sometimes in excess of 10 metres. Dale testified that the proposed homes are inconsistent with the street's unique character and streetscape. He also raised privacy concerns, noting the proposed houses would be taller and would have windows overlooking his and other neighbouring properties.

The board allowed the appeals, authorizing the severance and variances and approving the construction of the new homes, noting that "compared to other recent approvals in the neighbourhood, this proposal is somewhat conservative, particularly in the context of previous severance applications and minor variance applications wherein greater reductions in the sizes of lot frontages and setbacks were both sought and approved."

Solicitor **Aaron Platt (Davies Howe)** represented Svera Ontario Ltd. William Dale represented himself. (*See OMB Case No. PL091135.*)

West end apartments legalized

In a decision issued March 31, board member **Joe Wong** allowed an appeal by **Mark Dedvukay** against a decision of the committee of adjustment to refuse minor variances to legalize and maintain an existing four-unit, two-storey house at **367 Brock Road**, north of College Street between Lansdowne Avenue and Dufferin Street.

Of the five variances originally requested, Dedvukay informed the board that he was only seeking approval of one

CONTINUED PAGE 8



Company Profile:

Founded in 1987, First Gulf is the commercial extension of the highly successful Great Gulf Group of Companies. The Great Gulf Group of Companies land development spanning the entire real estate spectrum from land acquisition and development to master planned communities throughout North America. It is on this foundation that First Gulf has established itself as one of Canada's most respected privately owned commercial/industrial/office real estate developer.

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Reports to: Vice President of Development and Director of Planning

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- Researches Zoning, Official plan and other planning regulations;
- Liaises with various municipal staff and outside agencies, performing due diligence for property acquisitions and dispositions;
- Travels to various municipalities to submit land use applications and various other documentation;
- Maintains data base of property information and applicable Development charges and Building Permit fees
- Updates Development Project Performance Quarterly Reports
- Assists in managing the recovery of any monies held by government agencies in connection with specific projects (Letter of Credit reductions and releases, Deposit recovery, etc)
- Assists in coordinating development approvals process for multiple industrial and commercial projects;
- Attending various municipal planning committees and councils;
- Participate in Public Information Sessions and other Public Meetings as required;

Requirements and Desired Attributes:

- University Degree in Urban Planning or related field
- 1-2 years of experience in Planning or Development in the private or public sector
- Strong written/oral communication skills,
- Professional, collaborative attitude and well developed interpersonal skills
- Proficiency in using computers
- Excellent organizational, research and analytical skills
- Use of a personal vehicle and familiarity of the GTA

All qualified applicants are encouraged to apply, please forward your resume and covering letter to:

Aggie Wengle, Office Manager, Human Resources
First Gulf Corporation
Century Point Corporate Centre
3751 Victoria Park Avenue
Toronto, ON
M1W 3Z4

(416) 773-7070
awengle@firstgulf.com

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and had withdrawn the other four. The requested variance is to reduce the required minimum average gross floor area for dwelling units within the building, from 65-to 38-sq.m.

Dedvukay noted the building's two two-bedroom units meet the required size, but the one-bedroom units do not.

He added that the structure was built as a four-unit apartment building in 1929, which he acquired in 2003 and the former owner operated the building for the previous 50 years.

No parties appeared in opposition to the variance and the board allowed the appeal, permitting the continued operation of the apartment building.

Mark Dedvukay was not represented by counsel. (*See OMB Case No. PL091191.*)

New Lawrence Park house allowed

In a decision issued March 22, board member **Susan de Avellar Schiller** allowed, in part, an appeal by the **Lawrence Park Ratepayers Association Inc.** against a decision of the committee of adjustment's decision to approve minor variances submitted by **Hossein Amini** to permit demolition of an existing house and construction of a new one at **238 St. Leonard's Avenue**. The site is located southwest of Bayview Avenue and Lawrence Avenue East.

The requested variances include reductions in required lot frontage, side-yard setback, front-yard soft landscaping and lot area, and increases in permitted dwelling length, first-floor elevation and front-yard hard landscaping. Amini also sought a variance to permit a below-grade garage.

The ratepayers association objected to the below-grade garage based on concerns related to an inappropriate pedestrian realm on the street, which has no sidewalks, and flooding. With regard to the flooding issue, a storm sewer connection is required to build a below-grade garage, but the area does not have storm sewers. Thus, in approving the variances the committee of adjustment attached a condition that the garage be constructed to the satisfaction of Toronto Water.

Planner **Michael Goldberg (Goldberg Group)** provided evidence on behalf of Amini, in support of the appeal.

The board allowed the appeal in part, approving the lot frontage and lot area variances as they reflect the existing conditions on site. The below-grade garage variance was denied by the board, as was the first-floor height variance, which was requested as a direct result of the proposed house having a below-grade garage. The board denied setback, dwelling length and landscaping variances, saying that since the garage and first-floor variances were not granted the project "would require considerable redesign" and "the particular design reasons for these variances may, or may not, apply in any redesign."

Solicitor **Valentine Lovekin** represented the Lawrence Park Ratepayers Association Inc. Solicitor **David Bronskill (Goodmans)** represented Hossein Amini. (*See OMB Case No. PL090993.*)

Davisville Village house approved

In a decision issued March 25, board member **Chris Conti** allowed an appeal by **Richard Meikle** against the committee of adjustment's decision to refuse his minor variances to permit development of a new house at **12 Gresham Road**, southwest of Bayview Avenue and Eglinton Avenue East.

The requested variances include an increase in the permitted gross floor area from 139-to-199-sq.m., permission to include an integral garage where they are prohibited by the zoning by-law and a slight reduction in the side-yard setback requirement on one side of the house.

Planner **Julius De Ruyter (PMG Planning)** provided evidence on behalf of Meikle, in support of the appeal. De Ruyter testified that the property contains the only bungalow on the street, which is proposed to be demolished to make way for the new two-storey house. He added that the house has been designed to fit with the street's existing character and reduce the building's mass and shadow impacts.

CONTINUED PAGE 9



CASE CLOSED...

Have you been involved in an interesting hearing at the OMB? Contact Mark Ostler, Planning Reporter at Novae Res Urbis, with your OMB decisions.
Tel: 416.260.1304 Email: marko@nrupublishing.com.

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De Ruyter noted the setback variance would replicate the condition of the existing house and the garage variance is technical in nature, as the driveway will have a positive slope toward the street. He also pointed out that the city staff report on the variances raises no objections to the variances and only recommends a condition be placed on approval to ensure the driveway maintains a positive slope.

Gordon Ross Smith, Brian Crone and Sharon Eccles spoke on behalf of the residents' group. They said the variances are inappropriate and would result in substantial negative impacts on the adjacent lots. They disputed the claim the gross floor area variance is minor and stated the side-yard setback variance would prevent proper maintenance. The group took the position that the proposed house is too large for the lot, which is 25 feet shorter than other lots in the area. Other concerns raised include the height of the

new house and its effect on the views from other properties, the lack of integral garages in the area and the negative effect the new house may have on resale values for adjacent homes.

The board allowed the appeal, authorizing the variances and permitting construction of the house subject to conditions recommended in the city staff report.

Solicitor **Michael Vaughan** represented Richard Meikle. **M. Amadio** acted as agent for the residents' group. (See OMB Case No. PL090978.)

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City in Brief

Loans for energy efficiency

The city's Energy Efficiency Office announced today that interest-free loans, previously restricted to the institutional and non-profit building sectors, are now available to private multi-residential buildings. The \$10-million funding envelope is part of the Toronto energy

conservation fund and the Toronto green energy fund. The program is designed to help the sector overcome barrier of upfront costs for energy efficiency and conservation projects.

Green energy

The province announced 184 new contracts for green energy projects at a press conference in Cornwall this week. These are in addition to 510 medium-



sized projects previously announced. The new contracts will generate more than 2,500 megawatts of green energy, which is enough electricity to power 600,000 homes.

NRU

City People

Michael Eubanks has been elected chair of the **George Brown College** board of governors. Eubanks is vice president of architecture and relationship management and technology strategy at Canadian Tire Corporation. Three new members have also joined the board: Host Hotels and Resorts asset management executive

vice president **Minaz Abji**, Borden Ladner Gervais LLP partner **Laurie J. Cook**, and Scotiabank senior vice president **James McPhedran**.

Alex Klip has been appointed president of **Canadian Urban Limited**. The company manages institutional real estate asset investment across the country and

Klip established the Toronto branch in 1997. He is a director and shareholder of the company.

Lorne Sossin has been appointed dean of Osgoode Hall Law School at **York University**. Sossin taught at the University of Toronto and was the associate dean in the faculty of law.

Previously, he taught at Osgoode and Columbia Law School and is a former litigation lawyer with Borden & Elliot (now Borden Ladner Gervais). He begins a five-year term at York on July 1 and replaces Patrick Monahan, who becomes the university's academic vice president and provost.