

# NOVÆ RES URBIS TORONTO

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2 SECURING SPACE NEAR  
MOSS PARK

109 George Street  
Development

5 THIS MOMENT FOR PARKS

Parks Report  
Spotlights Municipal  
Green Space

■ MIXED-USE RIVERDALE PROPOSAL INTERTWINES HOUSING, HERITAGE, AND PUBLIC REALM

## LANDSCAPE MEETS CITY

Marc Mitanis

The development and design teams spearheading the proposed mixed-use redevelopment of a grocery store property in Riverdale are hoping their project becomes a precedent-setting example of how to incorporate housing, heritage, and public realm improvements on a single development site.

Official Plan Amendment and rezoning applications submitted to the city in August outline the teams' vision for a proposed 35-storey tower on an assembled 13,118-square-metre property southwest of Broadview Avenue and Danforth Avenue. Owned by **Choice Properties**, the site currently accommodates a one-storey **Loblaws** grocery store and a surface parking area (at 690-720 Broadview), two three-storey

retail and rental buildings (at 740 and 742 Broadview), and three three-storey residential buildings (at 682, 686, and 688 Broadview Avenue), each of which is listed on the **City of Toronto's** heritage register.

The proposed development would consist of a 35-storey tower connected to a seven-storey podium curving across the site. The podium would contain a 2,090-square-metre

replacement grocery store to help animate Broadview Avenue in conjunction with continued retail leases within the existing heritage buildings, which are planned to be preserved. A total of 503 residential units would be distributed throughout the tower and the podium of the development. The tenure of the units has not yet been determined.

The development would also

accommodate a 460-square-metre public park and a 1,364-square-metre plaza animated by small-scale retail kiosks, seating elements, and landscaping. One of the central components of the project is a proposed ravine restoration strategy that would provide a new public entry point into the Don Valley ravine along the

CONTINUED PAGE 11 ■

Rendering showing the proposed redevelopment of the site at 682-742 Broadview Avenue. Choice Properties REIT submitted Official Plan Amendment and rezoning applications to the city in August.

SOURCE: SUPERKÜL  
ARCHITECT: SUPERKÜL



## UPCOMING DATES

### SEPTEMBER

- 17 Scarborough Community Council, 9:30 a.m. (video conference)
- 21 Planning & Housing Committee, 9:30 a.m. (video conference)
- 22 Economic & Community Development Committee, 9:30 a.m. (video conference)
- 23 Executive Committee, 9:30 a.m. (video conference)
- 27 Board of Health, 1:30 p.m. (video conference)

### OCTOBER

- 1-4 Council, 9:30 a.m. (video conference)
- 6 Toronto Preservation Board, 9:30 a.m. (video conference)
- 7 Design Review Panel, time TBC, (video conference)
- 8 Budget Committee, 9:30 a.m. (video conference)
- 12 Etobicoke York Community Council, 9:30 a.m. (video conference)
- 13 North York Community Council, 9:30 a.m. (video conference)
- 14 Toronto & East York Community Council, 9:30 a.m. (video conference)
- 15 Scarborough Community Council, 9:30 a.m. (video conference)
- 18 Planning & Housing Committee, 9:30 a.m. (video conference)
- 20 General Government & Licensing Committee, 9:30 a.m. (video conference)
- 21 Economic & Community Development Committee, 9:30 a.m. (video conference)



# SECURING SPACE NEAR MOSS PARK



**Rob Jowett**

If approved, a proposed development would intensify one of the few remaining development sites available immediately east of downtown in response to coming higher-order transit while preserving heritage buildings on the site.

At its meeting October 1 and 4, **City of Toronto** council will consider a proposal for a development at 109-125 George Street and 231 Richmond Street.

**DiamondCorp** and **Alterra**

**Group of Companies** are proposing a 39-storey mixed-use building containing 516 condominium units, 8,920-square metres of office space, and 327-square metres of retail space. The development would also accommodate a 265-square metre privately-owned publicly-accessible space (POPS). There are two heritage buildings on the site which would be retained and integrated into the base of the new tower. **DiamondCorp** and

**Alterra** are seeking an official plan amendment and rezoning approval to allow the project.

To make the project viable,

CONTINUED PAGE 3

**DiamondCorp** and **Alterra's** proposed development at 109-125 George Street and 231 Richmond Street in the context of the surrounding King Parliament area. The area has seen several new towers of up to 57-storeys tall proposed and built over the past several years and is close to Moss Park, where a subway stop on the forthcoming Ontario Subway Line is planned.

SOURCE: CITY OF TORONTO  
PREPARED BY: URBAN STRATEGIES



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# SECURING SPACE NEAR MOSS PARK

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DiamondCorp and Alterra are integrating air rights above the surface parking lot at 109 George Street, which is owned by **Sunlife**, into the development, as well as redeveloping the parking lot, which will become the POPS.

“The whole thing evolved, really, through [Ward 10 Toronto Centre councillor **Kristyn Wong-Tam**’s] initiative, as well as our initiative to work with Sunlife... [to] do something that would be really the last development site opportunity, certainly on that block of George Street, and possibly that entire quadrant between Richmond, Adelaide, and Jarvis to Sherbourne,” Alterra president and CEO **Rob Cooper** told *NRU*. “[In] this area of the city, which is within... a 10- minute walk to the financial district [and a] five-minute walk to St. Lawrence Market... we just see great opportunity for residential growth in the central east part of the downtown.”

Location of DiamondCorp and Alterra’s proposed development at 109-125 George Street and 231 Richmond Street. DiamondCorp and Alterra are seeking an official plan amendment and rezoning approval to allow the project.

SOURCE: CITY OF TORONTO

The development would add density to the rapidly-growing King-Parliament area, which has seen several new towers of up to 57-storeys tall proposed and built over the past several years. The site is also close to Moss Park, where a subway stop on the forthcoming Ontario Subway

Line is planned. The Ontario Line expected to open by 2030. Cooper says the subway station will be a major growth driver in the area and that the proposed building would likely be one of the smaller buildings by the time it has all been built out.

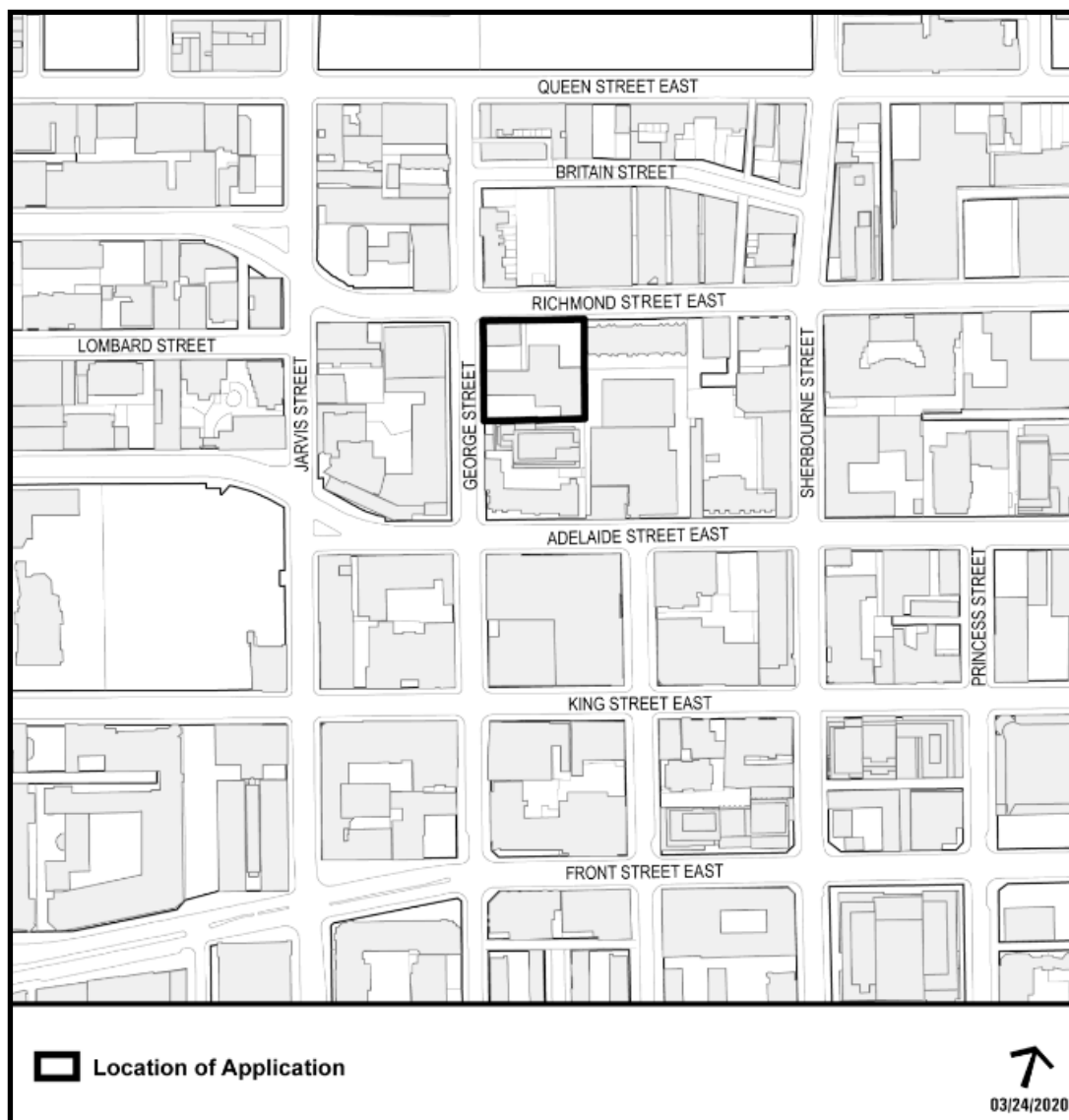
“[This has] always been slated as an area for growth. And as it’s growing, we want to make sure that we’re not losing any of the non-residential uses that have made the area so interesting and attractive,” City of Toronto senior planner

**Kevin Friedrich** told *NRU*.

“That includes the office uses. So, we’re always happy to see when someone has office [space on a site] that they’re either willing to keep what they have and / or increase it... [in a redevelopment]. I think the laundry list of positive aspects of the proposal will be a good precedent going forward.”

Friedrich says city planning staff are recommending the proposal be approved. However, at its meeting September 9, the Toronto and

CONTINUED PAGE 4 ■



# SECURING SPACE NEAR MOSS PARK

■ CONTINUED FROM PAGE 3

East York Community Council adopted a motion by councillor Wong-Tam to advance the proposal to council without recommendations, as the final *section 37* agreement has not yet been finalized and an affordable housing provision has not been determined.

“One of the outcomes that we would like to achieve is the inclusion of significant affordable housing, family-sized affordable housing in the building directly,” Wong-Tam told community council. Wong-Tam was not available to speak with *NRU* by deadline.

Friedrich says that since the September 9 community council meeting, the city has secured seven affordable housing units in the building as part of the *section 37* agreement. He adds that securing as much affordable

housing as possible in the area has been a major priority for council.

There are two heritage buildings on the site, both former industrial buildings. One building is located at 109-117 George Street and was built in 1915. Originally known as the Frankel Building, it was listed for its association

Renderings of DiamondCorp and Alterra's proposed development at 109-125 George Street and 231 Richmond Street. The proposal consists of a 39-storey mixed-use building containing 516 condominium units, 8,920-square metres of office space, and 327-square metres of retail space. A 265-square metre privately-owned publicly-accessible space (POPS) is also proposed for the site. There are two heritage buildings on the site which would be retained and integrated into the base of the proposed tower.

SOURCE: CITY OF TORONTO  
ARCHITECT: SWEENEY&CO

with the **Frankel Brothers Ltd** and **Leo Frankel**, a prominent Jewish entrepreneur and philanthropist. The other building, located at 119-125 George was constructed in 1927 for the bird seed manufacturers **Nicholson & Brock** and was listed as heritage because it has experienced little modification since it was built and is important in defining and maintaining the character of the area. The building at 109-117 George would be retained in its entirety, while

the building at 119-125 George would be partially retained and integrated into the base of the tower.

Cooper says Alterra and DiamondCorp hope to be able to complete the project in 2026.

**Urban Strategies** is the lead planner for the project. **Sweeny&Co** is the lead architect. 🌸





# THIS MOMENT FOR PARKS



Marc Mitanis

A new report by **Park People** demonstrates the critical public health role municipal parks have played over the course of the pandemic while also uncovering the challenges facing parks in providing universal accessibility, improving equity, and providing permanent park amenities on a year-round basis.

Park People's third annual

[Canadian City Parks Report](#) contains findings informed by interviews with over 40 park professionals and academic researchers from across Canada, by data and best practices from 32 Canadian cities, and by a survey of nearly 3,500 Canadians. Together, these findings help to illustrate the value that parks demonstrated during the pandemic in providing outdoor spaces for recreation, in

improving mental and physical health, and in connecting members of the community with one another during periods of social isolation.

According to the report, 94 per cent of municipalities consulted by Park People reported increased use of parks in the last year. Park People project manager **Adri Stark** said this data is not surprising, but what she did find surprising is that 82 per cent of

the Canadians whose park use increased during the pandemic indicated that they expected their current increased use of parks to continue or to increase even further beyond the pandemic.

"That really highlighted that this moment for parks that we've been seeing over the past year-and-a-half isn't a temporary blip in time—people are very much envisioning this [increased park use] continuing into the future," Stark told *NRU*.

Over the course of the pandemic, with gyms, restaurants and many other public gathering spaces closed, Canadians used parks as venues for their daily routines, with 89 per cent of survey respondents saying they tried a new activity—such as exercising or having a picnic—in city parks over the past year. Stark said parks played an important role in allowing people to stay connected during an extremely isolating time.

CONTINUED PAGE 6 ■



Photo showing crowds gathered in High Park. Park People has released its third annual Canadian City Parks Report, which finds that park use during the pandemic sharply increased in municipalities across the country.

SOURCE: MARC MITANIS

# THIS MOMENT FOR PARKS

■ CONTINUED FROM PAGE 5

“I think now that people’s eyes have been opened to the potential that parks offer in terms of these different uses, it’s going to be hard for people to go back to their regular indoor routines,” Stark told *NRU*. “The pandemic has brought so much social isolation, especially for folks who live alone and older adults who already experience elevated levels of social isolation. And 71 per cent of survey respondents said that parks have been important to their sense of social connection and well-being.”

Parks had a positive impact on users’ personal mental health, according to 85 per cent of survey respondents. However, Stark noted that those positive health impacts were not experienced evenly across race—88 per cent of white Canadians said that parks had positive impacts on their mental health, but those numbers dropped to 69 per cent and 72 per cent for Black and Indigenous Canadians respectively. Black, Indigenous

and persons of colour (BIPOC) were less likely to report visiting green spaces more often during the pandemic than were white Canadians, and BIPOC Canadians were also more likely to indicate they spent less time in parks during this period. Stark said the data demonstrates that there are certain barriers and inequities present within parks and public spaces. Barriers to universal park use identified in the report include issues of access and safety, such as fear of ticketing, harassment, and social judgment.

Access to green space is also often drawn along income lines, said Stark, with parks and abundant tree canopies more prevalent in wealthier

neighbourhoods. Stark said Vancouver’s equity initiative zones, which prioritize municipal parks investments in areas of the city underserved by green spaces and recreational opportunities, is an example of a policy that can enable cities to respond to civic challenges in times of crisis.

**City of Toronto** parks, forestry and recreation policy and project advisor **Vanessa Enskaitis** said the pandemic has reinforced the importance of the city’s parks system, especially for those without access to private outdoor spaces like backyards.

“Throughout the COVID-19 pandemic, we heard that access to fresh air and exercise is important for helping people and communities deal with stress and mental health challenges,” Enskaitis told *NRU*. “The pandemic also underscored the importance of working to fulfill the City’s parkland strategy’s core actions

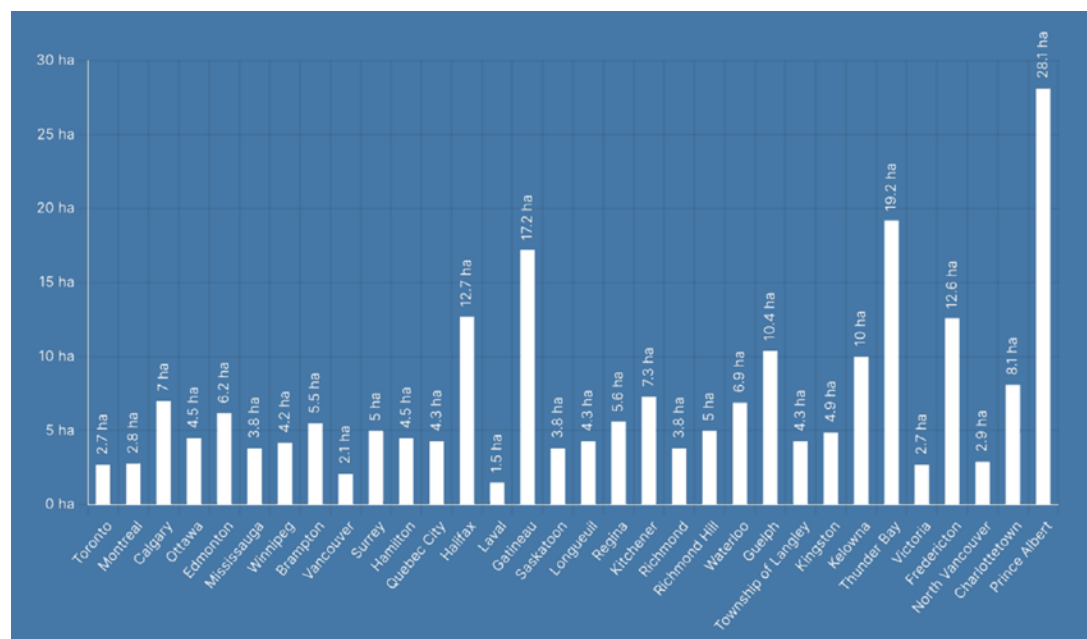
of expanding, improving, and connecting parks and ensuring they are inclusive. The high use of parkland throughout the pandemic highlighted deficits of accessible parkland in some communities. The parkland strategy identifies areas of the city underserved in terms of parkland provision and [areas of the city] to prioritize improvement of existing park spaces and acquisition of new parkland.”

Park People’s report provides insights into the challenges facing municipal park space, and explores the potential measures that could be taken to increase accessibility and equity and to improve existing parks’ amenities. Of the 32 cities consulted, 84 per cent had initiated at least one new park program or amenity in response to the pandemic, such as temporary washrooms, one-way trails to ensure physical

CONTINUED PAGE 7 ■

Graph showing the amount of parkland in hectares for every 1,000 residents in Canada’s major urban centres. Toronto’s 2.7 hectares of parkland per 1,000 people sits below the national average of 4.4 hectares of parkland per 1,000 people for cities above 500,000 residents.

SOURCE: PARK PEOPLE



# THIS MOMENT FOR PARKS

CONTINUED FROM PAGE 6

distancing, and keeping seasonal recreational facilities open through the winter. Stark said that going forward, Canadians want to see many of these measures implemented on a permanent basis.

“Winterized public washroom facilities was actually the most in-demand permanent feature that we heard Canadians wanted—57 per cent of Canadians said that they would like to see those made permanent in parks, 55 per cent wanted outdoor cafés in parks, and 53 per cent wanted arts and cultural events in parks,” Stark told *NRU*. “There’s an amazing opportunity to lock in this vision that we’ve seen during the pandemic and make some of these initiatives permanent.”

Access to Toronto’s patchwork of public washrooms, particularly during the winter months, became a major issue during the

pandemic. **Spacing Magazine** co-owner, senior editor and urban issues columnist **Shawn Micallef** said the paucity of public washrooms and similar infrastructure like public drinking fountains in public parks in Toronto was temporarily compensated for by visits to cafés, department stores, and other private businesses. When those closed during strict public health shutdowns, there was a stark absence of these critical facilities in the city, said Micallef.

“Even after the pandemic caused widespread outrage over closed washrooms and drinking fountains [in public parks], the resources allocated to opening them was still

meagre,” Micallef told *NRU*. “Why should a washroom close at dusk? Do people not have a right to walk outside at night? There’s a pervasive attitude in Toronto that you’re really not supposed to be in public space, and if you are, don’t stay too long, even when the rhetoric around parks, especially shiny new ones, is about opening up the city.”

City of Toronto policy and project advisor Vanessa Enskaitis said that in 2020, washroom facilities in parks were closed under provincial public health orders until early June. To support the increased need for access to outdoor space, the city more than doubled the typical supply of winter washrooms in parks, and portable toilets were deployed to high-use locations. Enskaitis said the over 700 water fountains in Toronto parks which typically operate between the spring and fall had not been operating

since 2019 due to public health measures. After water testing was completed, the drinking fountains were activated in June of this year.

Seasonal park washrooms are typically open between May and October in Toronto and are not currently designed for winter use. Enskaitis said these facilities, some of which were built as early as the 1950s, generally lack insulated plumbing and sufficient electrical infrastructure to support heating. City staff will be reporting back to council on park washroom winterization efforts this fall.

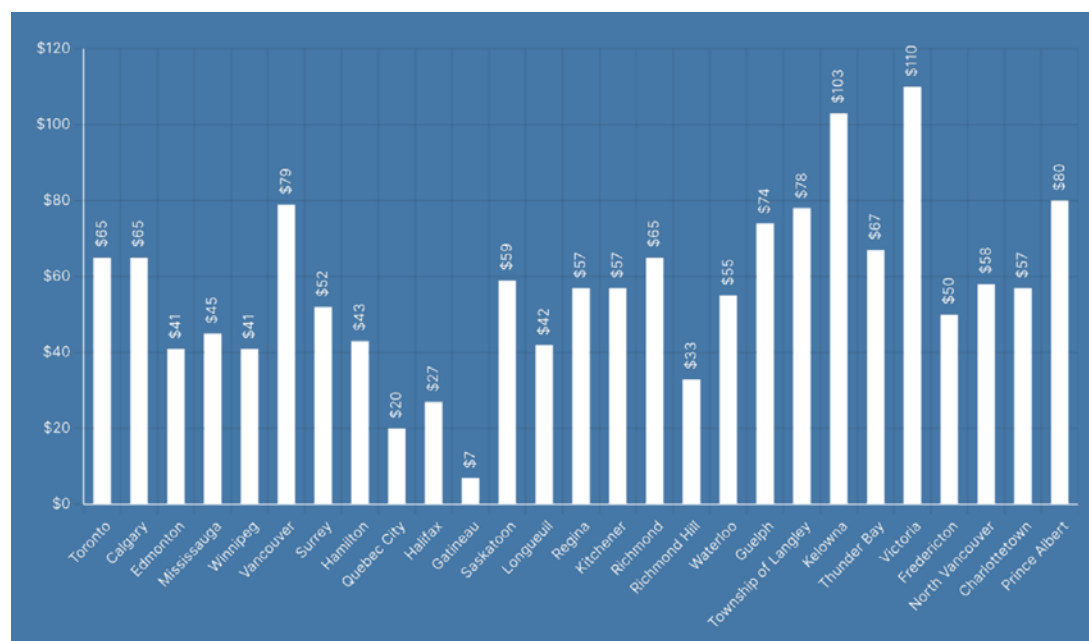
Micallef said washrooms in parks need to be considered as critical to a city as the electrical grid or the public health department. “They are 24-hour-a-day places that are essential for quality of life in the city,” Micallef told *NRU*. “Anything less is a failure.”

**PaRx** director and

CONTINUED PAGE 8

Chart showing the amount of money spent annually in park operating costs per person in Canada’s major urban centres. The average parks operating budget spending per person is \$57 per year, which is lower than Toronto’s \$65 per person per year. According to Park People’s 2021 Canadian City Parks Report, COVID-19 has negatively impacted the park operating budgets of approximately 60 per cent of Canadian cities surveyed.

SOURCE: PARK PEOPLE





# THIS MOMENT FOR PARKS

■ CONTINUED FROM PAGE 7

doctor **Melissa Lem** said municipalities need to make sure that parks are accessible to a wide range of people of different abilities and priorities, and that includes improving the availability of public washrooms and providing wheelchair-friendly paths and layouts with good sightlines to improve safety. PaRx is an [initiative](#) of the **BC Parks Foundation** driven by health care professionals advocating for “nature prescriptions”—a growing wellness trend where health care providers write medical prescriptions advising patients to exercise in natural spaces.

“The pandemic made it really clear that we don’t have enough public green spaces in cities,” Lem told *NRU*. “A lot of people got shamed for crowding into parks, but to me, it highlighted how we need

more, and how valuable they are. We need to think of access to nature as an essential health service.”

But providing more green spaces and improving existing parks could prove difficult, as 89 per cent of municipalities surveyed indicated that insufficient operating budgets for park provision and maintenance is a barrier, with 60 per cent stating that the pandemic has negatively impacted park operating budgets. Canadians however are eager for municipalities to invest in park space: 85 per cent of survey respondents said they wanted to see more public funding go towards improving parks and public spaces.

Currently, Toronto provides 2.7 hectares of parkland per 1,000 people, below the average of 4.4 hectares of parkland per 1,000 people for Canadian

cities with a population of more than 500,000 residents. Toronto spends approximately \$65 per person annually on park operations, which is higher than the Canadian city average of \$57 per person.

Toronto should focus municipal investment on improving neighbourhood parks, which Stark called the “workhorses of the pandemic.”

“Those parks are the underdogs and they don’t necessarily get the same attention as downtown signature parks. We can shift the focus to our local parks and make sure that they’re good quality and really reflect what the community needs,” Stark told *NRU*.

Involving residents in parks planning decision-making is also crucial going forward said Stark, as parks contend with the effects of rising homelessness, equity issues, and a need for climate-resilient infrastructure.

“Because of this emergency mindset that we’ve been in, we’ve often bypassed public consultation and community engagement, or done it very quickly. I think there’s a real need to re-engage communities before implementing more permanent features,” Stark told *NRU*. “During the pandemic, we’ve seen parks called upon to perform all of these new roles. Some are more straightforward than others—a growing demand for picnic benches or garbage pickup for increased eating at parks is easier to accommodate than figuring out

how to inclusively support folks experiencing homelessness in parks, which we know is a growing phenomenon in the city. Being attuned to these evolving community needs and the evolving roles that parks need to play is really important.”

Park People’s City Parks Report is available as a [downloadable PDF](#) and as an [interactive website](#). 🌿

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# FILLING IN THE BLANKS AT SIX POINTS



Rob Jowett

If approved, a development proposed near the Six Points interchange would bring major height and density to an Etobicoke site the development team says was left out of the main planning picture for the area.

**Stowe Holdings** is proposing a mixed-use development at 56-60 Fieldgate Road. The proposal includes a 35-storey tower on a six-storey podium, a 32-storey tower on a six-storey podium, and 22-storey tower and a 10-storey building with a shared four to six-storey podium. The development would accommodate 1,149 condominium units, 935-square metres of office space, and 432-square metres of institutional space that would be used for a childcare centre. The proposal also includes 2,426-square metres of park space, 7,011-square metres of landscaped open space, and a 950-square metre privately-owned publicly-accessible open space. Stowe Holdings is seeking rezoning approval to allow the project.

“This [site] is part of the [Etobicoke] urban growth centre. [We want to] piggyback off the fact that it’s a mixed-use area site, but... the planning policies really did not focus in on this area. They were focused in other areas within Etobicoke Centre,” **Mountsfield Properties** principal **Richard Kennedy** told *NRU*. Mountsfield is the lead developer for the project.

The site of the proposed development is located east of Kipling Avenue and south of the rail corridor, close to the Six Points neighbourhood. Six Points is the junction between Bloor Street West, Dundas

Street West, and Kipling. The intersection, previously known as “spaghetti junction” for its complicated design, was rebuilt over the past few years to reorient Dundas Street south so that the three streets would not meet at the same intersection and would allow drivers to navigate through the area more easily.

The redesign of the intersection makes more efficient use of the surrounding land and allows for new development in the area as it grows. Growth in the Six Points area is just starting to occur. The area is subject to the Etobicoke Centre Secondary Plan, which

was adopted in 2002. While this site is within the secondary plan area, **TACT Architecture** principal **Prishram Jain** told *NRU* that there are not many policies specific to the site. TACT is the lead architect for the project.

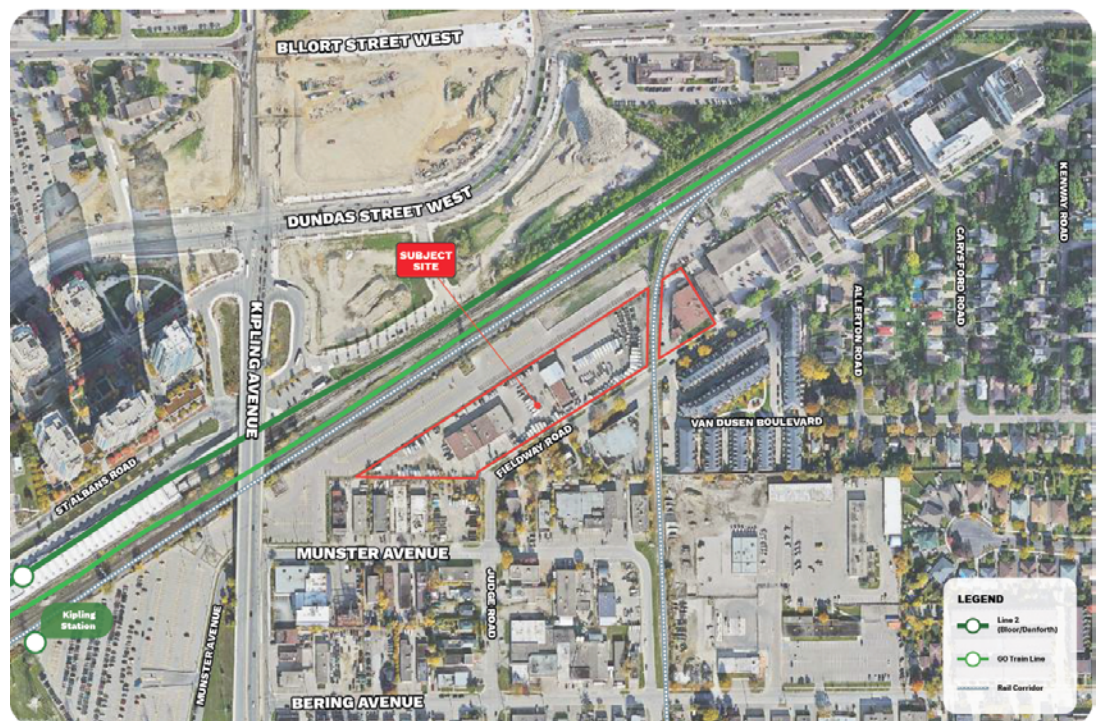
“What we identified here was that this part of Etobicoke... and [this] stretch of Fieldgate was left undone,” says Jain. “It’s almost as if the city master plan had forgotten about it. And so, our approach to designing this was simply to fill in the blank that they had left for us to do.”

Currently, the area around the site is mainly light

CONTINUED PAGE 10 ■

Location of Stowe Holdings’ proposed mixed-use development at 56-60 Fieldgate Road in Etobicoke. Stowe Holdings is seeking rezoning approval to allow the project.

SOURCE: CITY OF TORONTO  
PREPARED BY: BOUSFIELDS





# FILLING IN THE BLANKS

■ CONTINUED FROM PAGE 9

industrial, commercial, and warehouse uses. Most of the growth planned for the area is north of the rail corridor, which is subject to a block plan that was developed by the city when the Six Points roadwork was determined. **Bousfields** partner **Peter Smith** told *NRU* that while the site was not really considered in the Etobicoke Centre Secondary Plan and was left out of the block plan, the proposal is in keeping with the high-density vision put forward by the city for the area. Bousfields is the lead planner for the project.

“The focus of the city’s policies has always been the stuff immediately around the Islington subway station, the stuff immediately around the Kipling subway station, both on the north side of the [rail] corridor,” says Smith. “There wasn’t as much detail provided in the secondary plan for this area... I don’t know whether Etobicoke [planning] staff were actually surprised when we came in and said this is actually a very large piece of property that is really strategically located and is part of Etobicoke Centre, but I don’t think they’ve probably spent an awful lot of time thinking about it over the past five, 10, 15 years going back to when the Etobicoke Centre Secondary Plan was

actually done.”

The site is just southwest of the Kipling Transit Hub, which includes Kipling subway station and the Kipling GO Station, as well as terminals for TTC, MiWay, and GO Buses. Kennedy says that given the

site’s proximity to the hub, the project is focussing on improving connectivity to and through the area. Residents will be able to access the transit stations directly through the hub’s southern parking lot, avoiding the need to take Kipling over the rail corridor. Additionally, Kennedy says the project team is considering building a pedestrian and cycling bridge over the rail corridor directly into the development site, improving

the linkages in the area even further.

“This isn’t... a proposal that is contemplating future transit investments, it’s contemplating investment that’s already taken place and taking advantage of that investment,” says Kennedy. “Our site design prioritizes connectivity to transit, parks and amenities... Without the development of our site, that connection will not be possible.”

A preliminary report on the proposal is expected to be presented to council sometime this fall. Kennedy says Stowe Holdings does not have a specific timeline for when the development could be completed, but he says the project team went through an extensive pre-consultation process with city planning staff which helped shape the proposal and they will work towards developing a shared vision with the city.

*City of Toronto staff were unavailable to comment for this article by deadline.* 🌸



Renderings of Stowe Holdings’ proposed mixed-use development at 56-60 Fieldgate Road. The proposal includes a 35-storey tower on a six-storey podium, a 32-storey tower on a six-storey podium, and a 22-storey tower and a 10-storey building on a shared four to six-storey podium. The development would accommodate 1,149 condominium units, 935-square metres of office space, and 432-square metres of institutional space that would be used for a childcare centre.

SOURCE: CITY OF TORONTO  
ARCHITECT: TACT ARCHITECTURE



# LANDSCAPE MEETS CITY

■ CONTINUED FROM PAGE 1

western edge of the property through a new multi-use trail, connecting the Bloor-Danforth corridor to the Don Valley and Riverdale Park East.

Choice Properties vice-president of development and planning **Joe Svec** said the site is an important gateway to the east end of the city, offers excellent views across the Don River Valley, and offers excellent transit connectivity to the rest of the city via subway and streetcar service.

“The concept of repairing neighbourhood edges and re-integrating nature are vital pillars of the proposal, which complement the new grocery store, vibrant public realm enhancements, and new shops proposed,” Svec told *NRU*.

Choice Properties development and planning manager **Alex Gordon** said the site’s large size and its proximity to rapid transit supports the introduction of housing to the property. He added that the existing natural and built heritage characteristics of the site have helped shape the overall design of the building and the vision for the redevelopment.

Proposed enhancements to the ravine and embankment edge of the property include a landscaped terrace featuring switchbacks down the slope,

potentially linking to a new Dallimore Creek multi-use pathway along the east side of Royal Drive, which would directly connect the Don Valley trail network with the Danforth.

Gordon said the envisioned Dallimore Creek multi-use pathway was inspired by an existing access route to the Don Valley currently running

along Pottery Road about one kilometre north of the development site. Between Pottery Road in the north and Riverdale Park to the south, there are currently limited opportunities to access the ravine system. A trail extending through the **TDSB Adult Learning Centre** property just northwest of the development site is not well maintained and “does not invite active community use or recreation,” according to the planning rationale prepared by **Urban Strategies Inc.** in support of the proposed development.

“With a need to connect

the intersection of Broadview-Danforth with the lower Don trails and Riverdale Park, we’ve included the potential multi-use path to show how the site could potentially connect into larger plans for the City in a more inclusive and accessible way,” Gordon told *NRU*.

Urban design and landscape architecture studio **PUBLIC WORK** is providing the public realm concept for the property, which according to PUBLIC WORK principal and co-founder **Marc Ryan**, is about creating a series of public spaces that “define the transition from city fabric to ravine wilds.”

CONTINUED PAGE 12 ■



Map showing the location of the assembled properties at 682-742 Broadview Avenue (red outline), where Choice Properties REIT is proposing to build a 35-storey residential development. Currently, the property accommodates a Loblaws grocery store and surface parking lot, two mixed-use retail and rental apartment buildings, and three three-storey residential buildings which are listed on the City of Toronto’s Heritage Register.

SOURCE: BOUSFIELDS INC.



Illustration showing the layout of the proposed redevelopment of the properties at 682-742 Broadview Avenue. The project would introduce 503 residential units to the site and would demolish the existing Loblaws building and replace it with a new 2,090-square-metre grocery store. The redevelopment would also accommodate a 1,364-square-metre plaza, a 460-square-metre park, the retention of the existing heritage buildings on the site, and a sloped pedestrian connection into the ravine lands to the west.

SOURCE: BOUSFIELDS INC.  
LANDSCAPE ARCHITECT: PUBLIC WORK

# LANDSCAPE MEETS CITY

■ CONTINUED FROM PAGE 11

“Fundamentally, the idea of creating a new valley portal is about re-articulating the inter-connections and exchange between landscape and the city. At Broadview and Danforth, we find a neighbourhood perched at the edge of the ravine that has surprisingly limited access to the broader river valley system and a site adjacent to a subway line with the unique potential to create new invitations and experiences that could redefine this place as a threshold to nature,” Ryan told *NRU*. “We’ve envisioned a sequence of landscapes that unfold from the street towards the ultimate invitation to discover the vast ravine

valley landscape beyond. This provides a highly accessible and immersive experience in nature which—most importantly—balances the restoration and preservation of a fragile ravine environment while inviting all Torontonians to bring the ravines back into their daily lives.”

Any future multi-use pathways would need to be approved by the City of Toronto. “Details of this proposal are still being explored with City staff and the **Toronto and Region Conservation Authority (TRCA)**,” said City of Toronto senior planner **Nader Kadri**.

The ravine and the presence

of heritage buildings on the site not only inspired but underpinned the design approach to the proposed building, said **superkül** principal **Meg Graham**.

“The site is remarkable precisely because it features so much of what makes Toronto special: our lush natural landscape, mixed-use main streets, and transit networks, including road, pedestrian, and cycling,” Graham told *NRU*. “Our design is deeply attentive to all of these conditions and resolutely weaves them together to create a new paradigm for the neighbourhood: the thoughtful addition of housing at a bustling intersection that re-establishes a physical and natural connection to the Don Valley.”

The undulating form of the building is a response to the sinuous ravine, Graham said, and the podium creates

a context-driven backdrop for the heritage homes. A “rippling brick façade” for the building takes cues from the built history of the surrounding structures.

“This is a precedent-setting project that embraces heritage, the neighbourhood, as well as the site’s natural conditions, all in a bid to build a more coherent and connected city,” Graham told *NRU*.

City of Toronto planner Nader Kadri said the city is expecting to host a community consultation meeting in the near future to hear from community residents and other stakeholders.

Svec said that mixed-use development projects like the one proposed for 682-742 Broadview are key to Choice Properties’ long-term development strategy.

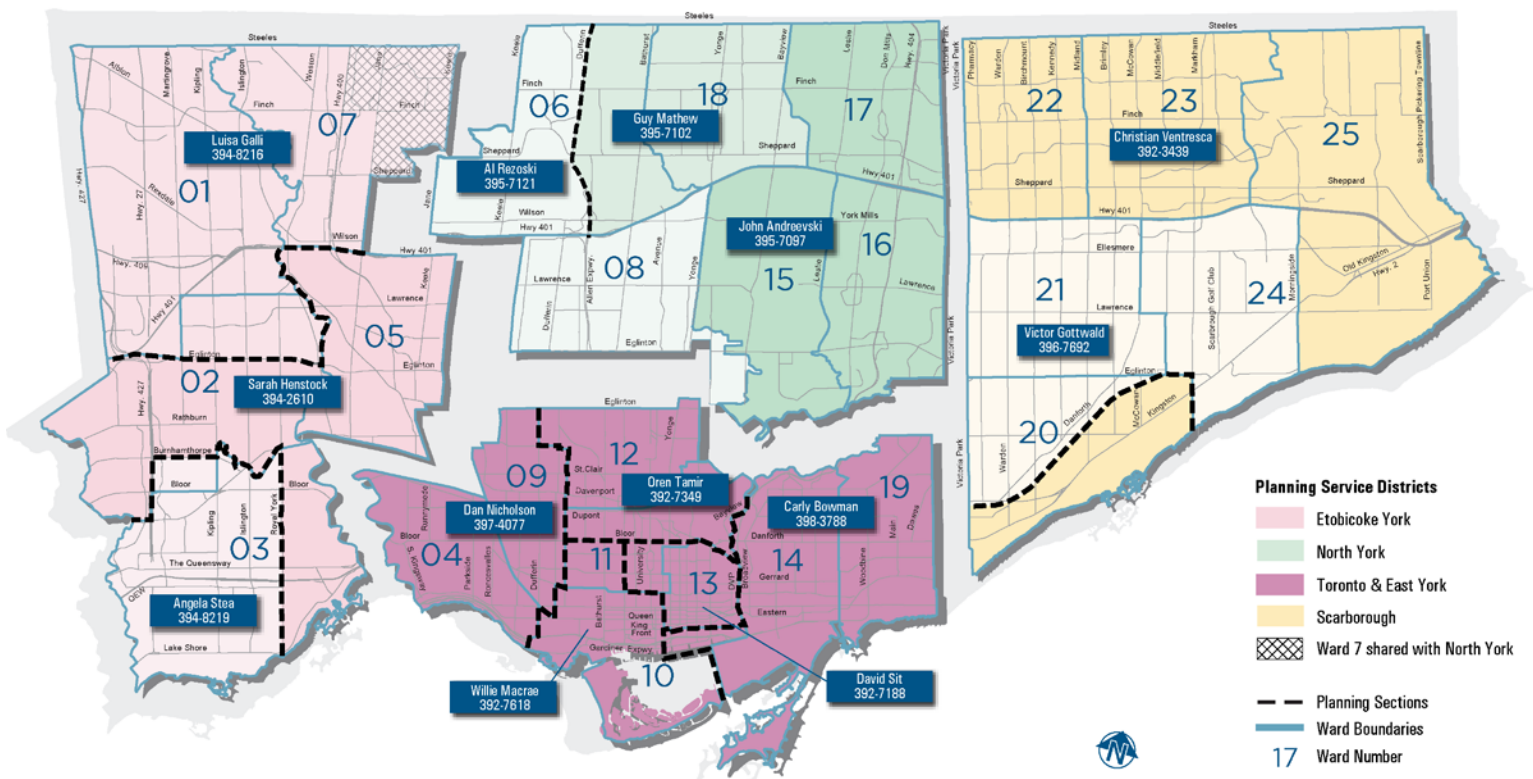
“Leveraging our sizable portfolio in key urban markets, we believe there are considerable value-creation opportunities to invest in the communities we serve,” Svec told *NRU*. 🌱



Rendering showing the proposed redevelopment of the site at 682-742 Broadview Avenue. Choice Properties REIT is proposing to develop 503 residential units across the assembled properties, to replace the existing Loblaws grocery store, and to deliver new retail and public spaces.

SOURCE: SUPERKÜL  
ARCHITECT: SUPERKÜL





## City Planning

Gregg Lintern, Chief Planner and Executive Director	392-8772
Doris Michel, Program Manager	392-7566
Adriana Suyck, Project Lead	392-5217
Brooke Ridgeway, Assistant	338-3001
Michael Mizzi, Director, Zoning and Secretary-Treasurer C of A	392-0888
Kerri Voumvakis, Director Strategic Initiatives, Policy and Analysis	392-8148
James Pertulla, Director	
Transit and Transportation Planning	392-8100
Emilia Floro, Director	
Urban Design	394-2558
David Stonehouse, Director	
Waterfront Secretariat	392-8113

## Community Planning Directory

### ETOBICOKE YORK DISTRICT

Luisa Galli, (Acting) Director	394-8216
Carla Schreiber, (Acting) Assistant	394-2607

#### North

Luisa Galli, Manager	394-8216
Henry Tang, Senior Planner	392-7572
Jennifer Renaud, Senior Planner	394-2608
Ellen Standret, Planner	394-8223
Jeffrey Elkow, Planner	394-2615
Ameena Khan, Planner	394-8208
Bram Bulger, Assistant Planner	394-2945

#### Central

Sarah Henstock, Manager	394-2610
Carla Schreiber, Assistant	394-2607
Ira Banks, Planner	394-8878
Laleh Farhadi, Planner	394-8878

#### South

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Vanessa Covello, Senior Planner	394-8220
Emily Rossini, Senior Planner	394-6068
Elizabeth Silva Stewart, (Acting) Senior Planner	394-6006
Nicole Ivanov, (Acting) Senior Planner	394-8227
Trista James, Planner	394-8245
Desiree Liu, Planner	394-8233
Daniel Kolominsky, Assistant Planner	394-5462
Tamoor Chaudhary, (Acting) Assistant Planner	394-2755

### NORTH YORK DISTRICT

John Andreevski, (Acting) Director	395-7170
Stacey Bien-Aime, (Acting) Assistant	395-7151

#### West

Al Rezoski, Manager	395-7121
Catherine Ferguson, Senior Planner	395-7117
Jason Brander, (Acting) Senior Planner	395-7126
Ben Di Raimo, (Acting) Senior Planner	395-7119
Hiba Hussain, Planner	396-5575
Jason Xie, Planner	338-3004
Eno (Rebecca) Udoh-Orok, Planner	392-5474
Shirin Yazdani, (Acting) Assistant Planner	394-8230

#### Central

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Perry Korouyenis, Senior Planner	395-7110
Guy Mathew, Senior Planner	395-7102
Stephen Gardiner, (Acting) Senior Planner	392-5460
Jenny Choi, Planner	395-7176
Heather Au, Planner	396-5570
Michael Remero, Assistant Planner	395-6747
Shou Xue, Site Plan Technician	395-7076
Kayla Sintz, Assistant Planner	394-8238

#### East

John Andreevski, Manager	395-7097
Derrick Wong, Senior Planner	392-0776
Marian Prejel, Senior Planner	392-9337
Michelle Corcoran, (Acting) Senior Planner	395-7130
Philip Liu, Planner	396-5574
Sarah Ovens, Planner	395-7129
Aileen Keng, (Acting) Assistant Planner	395-7044
Denise McMullin, (Acting) Assistant Planner	395-7133

### TORONTO & EAST YORK DISTRICT

Lynda Macdonald, Director	392-0427
Colleen Auld, Assistant	392-0417

#### West

Dan Nicholson, Manager	397-4077
Katherine Connor, Assistant	392-6061
Kirk Hatcher, Senior Planner	392-0481
Victoria Fusz, Senior Planner	395-7172
Thomas Rees, Senior Planner	392-1791
Patrick Miller, Planner	338-3002
Jacqueline Lee, Planner	392-3816
Cecilia Wong, Assistant Planner	392-5850
Bruna Nigro, Assistant Planner	392-5785

### Midtown

Oren Tamir, Manager	392-7349
Haniif Mohammed, Assistant	392-7447
David Driedger, Senior Planner	392-7613
Sipo Maphangoh, Senior Planner	338-2478
Alex Teixeira, Senior Planner	392-0459
Corinna Prior, Planner	392-5651
Jason Tsang, Planner	392-4237
Robert Ursini, Planner	338-2575
Catherine Jung, Assistant Planner	338-3735
Elmira Zarrabi, Assistant Planner	392-2429

### Downtown

David Sit, Manager	392-7188
Joe Galati, Assistant	392-0426
Leontine Major, Senior Planner	397-4079
Derek Waltho, Senior Planner	392-0412
Kevin Friedrich, Senior Planner	338-5740
Paul Johnson, Senior Planner	397-0259
Jeremy Humphrey, Planner	392-1729
Matthew Zentner, Planner	397-4648
Megan Rolph, Planner	392-3479
Ryan Santiago, Assistant Planner	392-6072

#### East

Carly Bowman, Manager	398-3788
Anthony Kittel, Project Manager	392-0758
Paul Mule, Senior Planner	392-1306
George Pantazis, Senior Planner	392-3566
Seanna Kerr, Senior Planner	395-7053
Nader Kadri, (Acting) Senior Planner	338-5324
Helen Song, Planner	392-5606
Kasia Kmiec, Planner	392-0674
Raymond Tung, Planner	392-3812
Colin Wolfe, Planner	338-1857
Stephanie Hong, Planner	338-0618
Zoi de la Pena, Assistant Planner	338-5305

#### South

Willie Macrae, Manager	392-7618
Mary Dela Rosa, Assistant	392-7217
Susan McAlpine, Senior Planner	392-7622
Joanna Kitmont, Senior Planner	392-7616
Aviva Pelt, (Acting) Senior Planner	392-0877
Mladen Kukic, (Acting) Senior Planner	392-9434
John Duncan, Planner	392-1530
Janani Mahendran, Planner	338-3003
Tommy Karapallevski, Planner	392-4336
Tim Kearney, Site Plan Technician	338-5750

### SCARBOROUGH DISTRICT

Paul Zuliani, Director	392-2691
Kerri Unger, Assistant	396-7343
John Lyon, School Board App.Coord	396-7011

#### North-Waterfront

Christian Ventresca, Manager	392-3439
Alpa Purohit, Assistant	396-7166
Kelly Jones, Senior Planner	392-4293
Renrick Ashby, Senior Planner	396-7022
Sophie Knowles, Planner	396-4157
Rory McNeil, Planner	394-5683
Kelsey Taylor, Planner	396-5244
Samuel Baron, Planner	392-4582
Marian Barsoum, Assistant Planner	396-5004

#### Central

Victor Gottwald, Manager	396-7692
Alpa Purohit, Assistant	396-7166
Rod Hines, Principle Planner	396-7020
Emily Caldwell, Senior Planner	396-4927
Francis Kwashie, Senior Planner	394-2615
Kelly Dynes, Senior Planner	396-4250
Olivia Antonel, Senior Planner	394-6008
Jeffery Sinclair, Planner	396-7685
Tyler Hughes, Planner	396-3266
Bitu Mahjoubi, Assistant Planner	396-7029
Shanelle Labrie, Site Plan Technician	396-5228



# STANDING COMMITTEE AGENDAS

## PLANNING & HOUSING COMMITTEE

*Planning & Housing Committee will consider the following at its meeting Tuesday, September 21 at 9:30 a.m. via videoconference.*

**Commercial renovation/rehabilitation CIP—[Report](#)** recommends that council adopt a by-law to implement a new Community Improvement Plan to expand the existing Commercial Façade Improvement Program, and to establish the Commercial Rehabilitation Grant

Program and the Commercial and Industrial Property Improvement Program.

The goal of these incentives would be to retrofit vacant commercial and industrial spaces to accommodate new tenants and to support the continuing viability of existing businesses in them.

**Zoning conformity for OP Employment Areas—[Final report](#)** recommends that council amend Zoning By-law 569-2013, as well as other in-force zoning by-laws, to remove permissions for sensitive land uses or other land uses that

are not permitted in General Employment Areas or Core Employment Areas under the policy direction of OPA 231. A decision on the report was deferred by Planning & Housing Committee in June and staff have brought forward a [supplementary report](#) with revisions to some of the draft by-laws contained in the initial final report.

**Effective Public Participation—[Report](#)** provides an overview of in-person engagement practices carried out prior to the COVID-19 pandemic, current practices for virtual

engagement, and where improvements can be made to both.

**Federal Rapid Housing Initiative—[Report](#)** recommends that council undertake several actions in relation to the Rapid Housing Initiative (RHI), a federal capital funding program that aims to create new affordable rental housing within a 12-month timeframe for vulnerable and marginalized people experiencing or at risk of homelessness. The City of Toronto was allocated \$132

CONTINUED PAGE 15

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# STANDING COMMITTEE AGENDAS

■ CONTINUED FROM PAGE 14

million for Phase 2 of the RHI to create a minimum of 233 new affordable housing units, in addition to the \$203 million granted to Toronto in Phase 1, which will create an estimated 540 new affordable rental units.

**150 Dunn Avenue, 1-17 Close Avenue and 74 & 78 Springhurst Avenue—[Final report](#)** recommends that council request the **Minister of Municipal Affairs & Housing** to issue a Minister's Zoning Order to permit a modular affordable housing development comprising 51 supportive homes for people experiencing homelessness, in partnership with the **University Health Network Gattuso Centre for Social Medicine Innovation** and the **United Way of Greater Toronto**.

**5,200 Indigenous affordable rental homes—[Report](#)** recommends that council approve, under the terms of the Open Door Program, the allocation of financial incentives to support the creation of up to 5,200 affordable rental homes identified through the Memorandum of

Understanding with the **Miziwe Biik Development Corporation**.

**11 Brock Avenue—[Report](#)** recommends that council authorize funding to complete additional pre-development feasibility work to secure a not-for-profit housing provider to redevelop the property for a low-rise apartment building that would provide housing for approximately 40 individuals.

## ECONOMIC & COMMUNITY DEVELOPMENT COMMITTEE

*Economic & Community Development Committee will consider the following at its meeting Wednesday, September 22 at 9:30 a.m. via videoconference.*

**2021-2022 initiatives and priorities—**The interim general manager, Economic Development & Culture will give a presentation to the committee on the Economic Development & Culture Division's 2021-2022 initiatives and priorities.

**Retail Sector supports—[Report](#)** provides an update on Toronto's efforts to support the

retail sector over the past eight months, and recommends that council receive and allocate funds from the **Government of Canada** or other third parties for the purpose of supporting main street and small business recovery programs, including the six Main Street Recovery and Rebuild Initiative programs.

**IMIT applications—[Report](#)** recommends that council approve Imagination, Manufacturing, Innovation and Technology property tax incentives for the following applications: (1) 530 Front Street West—\$20.8 million over 10 years; and (2) 200 Front Street East—\$22.7 million over 10 years.

**Emerging Entertainment Areas—[Report](#)** identifies underway actions led by city staff to encourage cultural activity in emerging entertainment areas outside of the Downtown core.

**Toronto Black Food Sovereignty Plan—[Report](#)** recommends that council adopt the Toronto Black Food Sovereignty Plan, in response to the need for immediate and comprehensive action to address the problem of food insecurity being experienced by many Black Torontonians. The Plan will provide a framework to use a community and public health-informed approach to address the issue of chronic Black food insecurity by dismantling systemic socioeconomic

CONTINUED PAGE 16 ■



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- Procuring and managing the work of external multidisciplinary teams (architects, planners, engineers, contractors, developers, builders, etc.) in the achievement of project objectives.
- Organizing project team meetings, agendas and preparing project updates and meeting summaries.
- Participating in the preparation, review and implementation of regional corporate planning activities.
- Participating in community and stakeholder consultation, interacting with a wide range of audiences to achieve project objectives.
- Assisting in securing development approvals and permits in an expedited and timely manner.

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# STANDING COMMITTEE AGENDAS

■ CONTINUED FROM PAGE 15

barriers while increasing access, opportunity, and Black community ownership over local food systems.

**Dawes Road Library**—[Report](#) updates council on planning to advance public consultation and design of the Dawes Road Library and Community Hub. The project has been approved by council to accommodate a 20,000 square foot library and a 2,000 square foot community hub. Staff recommend that the size of the community hub be

expanded to 5,500 square feet in order to provide increased space for Indigenous place-making features, community space welcoming children, youth and families, and community meeting space.

## EXECUTIVE COMMITTEE


*Executive Committee will consider the following at its meeting Thursday, September 23 at 9:30 a.m. via videoconference.*

**260 Adelaide Street West redevelopment**—[Report](#) with confidential attachment provides additional information regarding the business plan related to the redevelopment of the City-owned property and recommends approval from the **CreateTO** board of directors on a negotiated joint development agreement with the adjacent landowner.

**Lobbyist Registrar**—[Report](#) seeks council approval of retention schedules for the accountability records of the Lobbyist Registrar.

**Protecting vulnerable persons and reducing homelessness**—[Letter](#) from the **Toronto Accessible Advisory Committee** requests that city council request the **Toronto Police Services**

**Board**, as well as city staff, to review procedures with respect to ensuring that persons with disabilities are made aware of their rights regarding conflicts with landlords and/or social services agencies. 🌱



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# IN BRIEF

## 2021 City of Toronto Urban Design Awards Announced

The **City of Toronto** announced the winners of this year's Toronto Urban Design Awards in a virtual ceremony earlier this week. From a total of 170 submissions across 10 categories, the jury selected 11 projects for awards of excellence, 13 projects for awards of merit, and recognized two projects with special jury awards for Inspiring Infrastructure.

In the category of Elements, the jury recognized **Cadillac Fairview's** Toronto Eaton Centre bridge (15 Queen Street West) with an award of excellence. Project team members for the bridge were **Zeidler Architecture** in association with **Wilkinson Eyre, RJC Consulting Engineers** (structure), mechanical engineer **The Mitchell Partnership Inc.**, electrical engineers and lighting, **Mulvey and Banani International Inc.**, **Speirs + Major, Seele Inc.**, bridge fabricators **Michael Vogt**, heavy lifting and transport **Mammoet**, general contractor **PCL Constructors**. In the same category, the project **Thermally Speaking** (250 Fort York Boulevard), a heat and light installation created by project team **CITYLIGHTS TORONTO** (engineer) and **LeuWebb Projects** (artist) for the city's

Nuit Blanche, was recognized with an award of merit.

In the category of Private Buildings in Context – Low-Scale, the jury recognized the Montcrest School Redevelopment (658 Broadview Avenue) with an award of excellence. The project team for this redevelopment consisted of **Montgomery Sisam Architects, PMA Landscape Architects, RJC (structural engineer), GPY + Associates** (mechanical engineers), **Fortech Engineering** (electrical engineer), **MMM Group** (civic engineer), and heritage consultants **Goldsmith Borgal & Company Ltd. Architects**. Proper TV, at 772 Dovercourt Road was recognized in the same category with an award of merit. The project team members were superkül (architect), **SJN + Associates Landscape Architects Inc.**, **Shoalts Engineering** (structural engineer), **Sharma and Partner** (mechanical and electrical engineer), general contractor **PCL Constructors**.

In the category of Private Buildings in Context – Midrise, the jury recognized 80 Atlantic (80 Atlantic Ave.) with an award of excellence. The project team members for 80 Atlantic were **BDP Quadrangle** (architect), **Vertechs Design** (landscape architect), **Read Jones Christoffersen Ltd.**

(engineer), **R.V. Anderson Associates Ltd.** (civil engineer), **RWDI Consulting Engineers and Scientists** (commissioning and sustainability consultant), and **Smith + Andersen** (mechanical and electrical engineers). **Hullmark and Bentall Green Oak** were the developers for 80 Atlantic on behalf of **Sun Life Financial**, and **Eastern Construction** was the general contractor. West Block Est. 1928 (500 Lake Shore Blvd. West) and Kingston&Co Condominiums were recognized with awards of merit in the private buildings category. The project team members for West Block Est. 1928 were **Alliance** (architect), **NAK Design Strategies** (landscape architect), **RJC** (structural engineer), **MCW Consultants** (LEED, m/e engineer), **ERA Architects** (heritage consultant), and **Historic Restoration Inc.** (heritage contractor) for developer **Capital Developments**. **EllisDon** was the general contractor. The project team members for Kingston&Co. Condominiums were **Teeple Architects, Blackwell** (structural engineer) and **Able Engineering** (electrical and mechanical) for developer **TAS Design Build**. **Bird Construction** was the general contractor for the project.

In the category of Private Buildings in Context – Tall,

the jury recognized Axis Condos (411 Church St.) with an award of excellence. Team members for the Axis Condos project were **IBI Group** (architect), **Strybos Barron King** (landscape architect), **Jablonsky, Ast & Partners** (structural engineers), **Able Engineering Inc.** (electrical and mechanical) and **Isherwood Geostuctural Engineers** (shoring) for developer **CentreCourt**. The jury recognized The Massey Tower (197 Yonge Street) with an award of merit in the private buildings category. Team members for the Massey Tower project were **Hariri Pontarini Architects, Janet Rosenberg & Studio** (landscape architects), **RJC Engineering** (structural), **Able Engineering** (mechanical and electrical), **BA Group** (traffic consultant) and **ERA Architects** for developer **MOD Developments**. **Tucker HiRise** was the contractor for this project.

In the category of Public Buildings in Context, the jury recognized **Seneca College's** Centre for Innovation Technology and Entrepreneurship (1750 Finch Ave. E.) with an award of excellence. Team members for this project were **Perkins&Will** (architect), **John Quinn Design** (landscape architect), **RJC** (structural engineer), **Smith**

CONTINUED PAGE 18 ■

# IN BRIEF

■ CONTINUED FROM PAGE 17

+ **Andersen** (electrical and mechanical engineer), **MMM Group** (civil engineers) and **Joseph Sagaj** (artist). **EllisDon** was the general contractor. In the same category, the jury recognized three projects with awards of merit for public buildings in context: **Ryerson University's** Daphne Cockwell Health Sciences Complex (288 Church Street), Canoe Landing Community Campus (45 Fort York Blvd.) and Guildwood Station (4105 Kingston Road). The team members for Ryerson University's Health Sciences Complex were **Perkins&Will** (architect), **DTAH** (landscape architect), **WSP** (structural engineers), **MCW**, **External Link** (mechanical engineers), **Crossey** (electrical engineer), **MMM Group**, **WSP** (civil engineers). The general contractor for the complex was **Eastern Construction Company Ltd.** The team members for the Canoe Landing Community Campus project were **ZAS Architects Inc.**, **The Planning Partnership** (landscape architect), **WSP** (engineer) and **Alexander Bacon** and **Que Rock** (artists) for **City of Toronto**, **Toronto Catholic District School Board** and **Toronto District School Board**. The general contractor for the campus project was **Buttcon/Atlas**. The team members for the Guildwood Station project were **RDHA** (architect), **AElias+** (landscape architect) and

**WSP** (engineer) for **Metrolinx. Kenaidan Contracting Ltd.** was the general contractor for this project.

In the category of Small Open Spaces, the jury awarded two awards of excellence and one award of merit. **SQ2 POPS** (80 Vanauley St.) was recognized with an award of excellence. The project team members for **SQ2 POPS** were **Teeple Architects, SQ2 Design Architect, Kirkor Architects and Planners** (**SQ2** architect of record), **Janet Rosenberg & Studio** (landscape architect) and **Jablonsky, Ast & Partners** (structural engineer) for developers **Tridel** and **Toronto Community Housing Corporation** (**TCHC**). The contractors for the **SQ2 POPS** project were **Deltera** and **Trinity Contracting and Landscaping**. **University of Toronto's** Scarborough Valley Land Accessible Trail (1265 Military Trail) was also recognized with an award of excellence in the Small Open Spaces category. The team members for the accessible trail project were **Schollen & Company Inc.** (architect), **Entuitive Engineering** (engineer), **North-South Environmental Inc.** (ecologist) and **GeoTerre Ltd.** (geotechnical engineer) for **University of Toronto Scarborough Campus**. The general contractor for the

accessible trail project was **Midome Construction Services Ltd.** The jury recognized the **St. James Park Improvements** with an award of merit for small open spaces. Team members for the **St. James Park Improvement** project were **RAW Architects** (pavillion), **PMA Landscape Architects Inc.**, **MJS Consultants** (engineer), **Scott Eunson** (artist), **Jane Farrow** (public consultation), **Earthscape Play** (custom playground and water play area) and **Marcel Dion** (lighting design) for **City of Toronto**. The general contractor for the park improvement was **Pine Valley Corporation**.

In the category of Large Places and/or Neighbourhood Designs, the jury recognized **Centennial College** Downsview Campus Centre for Aerospace and Aviation (65 Carl Hall Road) with an award of excellence. Team members for this project were **MJMA** (architect), **Stantec** (associated architect), **Blackwell Structural Engineers**, **MJMA** (graphic design), **ERA Architects** (heritage consultant), **Acumen Visual Group** and **PCL Graphics Ltd.** (signage fabricators) for **Centennial College**. The jury recognized **Garrison Crossing** Fort York Pedestrian and Cycle Bridges (10 Ordnance Street) with an award of merit. Team members for the **Garrison Crossing** bridges project were **DTAH** (architect and landscape architect, bridge aesthetic lead), **Pedelta Canada Inc.** (engineer, bridge aesthetic

lead), **Archeological Services Inc.** (heritage consultant), **Golder** (geotechnical and environmental lead) and **Mulvey and Banani Lighting Inc.** (lighting designer) for **CreateTO** on behalf of the **City of Toronto**. **Dufferin Construction Company** was the general contractor for the **Garrison Crossing** project. The jury also recognized **Yonge Sheppard Centre** (4841 Yonge Street) with an award of merit in this category. Team members for the **Yonge Sheppard Centre** project were **BDP Quadrangle** (architect), **Entuitive** (structural engineering consultant), **TMP Consulting Engineers** (mechanical engineering consultant), **Mulvey & Banani** (electrical engineering consulting), **Oden Detech Group Inc.** (civic engineering consultant) and **Gottesman Associates** for developers **RioCan** and **KingSett Capital Inc.** **PCL** was the general contractor for **Yonge Sheppard Centre** and **SKYGRID** was the contractor for the daycare component of the project.

In the category of Visions and Master Plans, the jury recognized two projects with awards of excellence. **Bloor/Kipling & Islington Developments** and **The Meadoway** (Gatineau Hydro Corridor) were both recognized with awards of excellence. The team members for the **Bloor/Kipling & Islington Developments** project were

CONTINUED PAGE 19 ■

# IN BRIEF

■ CONTINUED FROM PAGE 18

**Henning Larsen Architects, Adamson Associates Architects, PLANT Architect Landscape Architects and BA Group** (engineer) for **CreateTO**. Team members for The Meadoway project were **Perkins&Will** (architect and landscape architect) and **Future Landscapes** (artist) for the **Toronto and Region Conservation Authority**.

In the category of Student Projects, the jury recognized project team members **Erik Roberson, Zakary Jacobi, Cheuk Yiu** and **Yoyo Tang** with an award of excellence for Power and Place (Princess Margaret). Two projects were recognized with awards of merit in this category: **Declan Roberts**'s project *xs spaces*: a new laneway urbanism for Toronto (Robinson Place) and **Madison Appleby** and **Agata Mrowzowski**'s project *Embodied Energy: Living Lab*

(Willcocks and Huron Street, **University of Toronto St. George Campus**).

Two projects were awarded Special Jury Awards for Inspiring Infrastructure. The Stormwater Facility at 480 Lakeshore Blvd. E. and Emergency Exit Buildings, Toronto York Spadina Subway Extension. Team members for the stormwater facility project were **gh3\*** (architect and landscape architect), **R.V. Anderson** (structural, mechanical and electrical engineer), **GHD** (environmental) for **Toronto Water** and **Waterfront Toronto**. **Graham Construction** was the general contractor for this project. Team members for the Emergency Exit Buildings, Toronto York Spadina Subway Extension project were **IBI Group** (architect), **Scott Torrance** (landscape architect), **HATCH** (engineer) and

**Masonry Contractor Limen Group** (material supplier and manufacturer) for the **TTC**.

**Aecon Buildings** was the general contractor for this project.

For more information about the Toronto Urban Design Awards and to view the jury report with details and images from all

submissions, please visit the City of Toronto website [here](#).



## Planner, Policy & Advocacy

The Building Industry and Land Development Association is currently seeking an energetic, organized, results-oriented individual with a passion for the home building and development industry to become an integral part of our team as Planner, Policy & Advocacy department.

Reporting to the Senior Vice President, and additional senior department staff, our new team member will be a strong advocate and critical thinker, with a strategic mindset.

The candidate will have a minimum of 5 years experience, a degree in urban planning or a related discipline, an understanding of provincial/regional/municipal governance structures, and knowledge of issues affecting the land development and home building industry.

Responsibilities include, but are not limited to the following:

- Advancing key industry advocacy positions when new legislation or regulations are introduced or reformed;
- Proactively addressing proposed and existing policy related matters with significant industry implications, including implementation of municipal and provincial objectives;
- Establishing and maintaining relationships with key city and regional staff, as well as political leaders, and fostering opportunities for member engagement;
- Liaise with and communicate the interests of the Association and its members with our government partners and agencies;
- Helping to ensure that members and stakeholders are educated and informed of the impacts and effects of municipal and provincial policy;
- Monitoring of emerging municipal government legislation, regulations and by-laws; and,
- Assisting to oversee BILD's Chapters and their overall operations;

Preferred candidates will be comfortable in an advocacy role, have exceptional communication skills, a demonstrated ability to multi-task in a fast-paced environment, and strong inter-personal skills when working with multi-disciplinary teams and a membership base.

Salary is commensurate with experience.

Interested parties are asked to send a resume to the attention of:  
Paula Tenuta, SVP, Policy & Advocacy  
[ptenuta@bildgta.ca](mailto:ptenuta@bildgta.ca) by September 30th.

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# OLT NEWS

## ANNEX “TALL MID-RISE” DEVELOPMENT APPROVED

The OLT has approved a “tall mid-rise” development at the southeast corner of Davenport Road and Bedford Road after a contested hearing between developer **Burnac Enterprises** and opponents the **City of Toronto**, **Bedford Neighbourhood Coalition** and **Annex Residents’ Corporation**.

In a September 9 decision, OLT members **Bryan Tuckey** and **T.F. Ng** allowed appeals, in part, by Burnac Enterprises against the city’s failure to make decisions on its official plan and zoning by-law amendment applications for 287 Davenport Road and 141-145 Bedford Road.

Initially, Burnac had proposed to redevelop the consolidated site with a 15-storey mixed-use building containing 278 m<sup>2</sup> of commercial space at grade and 105 dwelling units above. The requested official plan amendment would create a site and area specific policy to permit a portion of the development to be located on the parts of the site designated “neighbourhoods” in the

Official Plan.

The city did not support the 15-storey development proposal and in the lead-up to the hearing, Burnac filed a revised proposal for a 13-storey mixed-use development containing 308 m<sup>2</sup> of ground floor commercial space and 96 residential units, as well as increased setbacks and stepbacks intended to provide an enhanced transition to the low-rise neighbourhood to the south. Both the city and the residents’ associations remained opposed to the

amended proposal.

Planner **David Huynh** and urban designer **Tom Kasprzak (Bousfields)** testified on behalf of Burnac in support of the appeal. In opposition to the appeal, the Tribunal heard from city planner **Jason Tsang** on behalf of the City of Toronto, and from planner **John Gladki (Gladki Planning Associates)** and urban designer **Michael Spaziani (MSAi)** on behalf of the residents’ associations.

Burnac’s witnesses testified that the revised proposal

reflects a “tall mid-rise” building typology appropriate for the site’s context fronting onto two major streets and within 650 metres of both the Dupont and St. George TTC subway stations. They indicated that the proposal would fit within the site’s surrounding physical context, which consists of tall- mid- and low-rise buildings and would co-exist harmoniously with the adjacent low-rise residential neighbourhood.

Both the city and the

CONTINUED PAGE 21 ■



Revised proposal by Burnac Enterprises for a 13-storey mixed-use development at 287 Davenport Road and 141-145 Bedford Road. The proposal was approved by the OLT in a September 9 decision.

ARCHITECT: AUDAX ARCHITECTURE INC.

residents' associations maintained that the proposal, as amended, represents over-intensification of the site, and expressed their opinions that the proposed building fails to conform to the Official Plan neighbourhoods policies and if built, would have unacceptable adverse impacts on the low-rise area to the south.

For reasons extensively described in the decision, the Tribunal preferred the evidence put forward by Burnac's witnesses and allowed the appeals, in part. The Tribunal agreed that the proposal reflects a "tall mid-rise" typology that "does not readily fit into any of the city's built form guidelines" but found that nonetheless, it fits within the existing and planned context of the site, with an appropriately-articulated built form.

Solicitors involved in this decision were **David Bronskill (Goodmans)** representing Burnac Enterprises Inc., **Gabe Szobel** representing the City of Toronto, and **Andrew Biggart (Ritchie Ketcheson Hart & Biggart)** representing Bedford Neighbourhood Coalition and Annex Residents' Corporation. [See *OLT Case No. PL200249.*]

## NORTH YORK CENTRE TOWER APPROVED

In a September 14 decision, LPAT Vice-Chair **Gregory Bishop** allowed appeals,

in part, by **5400 Yonge Holdings Ltd.** against the **City of Toronto's** refusal of its official plan and zoning by-law amendment applications for 5400 Yonge Street and 15 Horsham Avenue.

The applicant proposes a 32-storey mixed-use development at the southwest corner of Yonge Street and Horsham Avenue. The city opposed, and subsequently refused, the official plan and zoning by-law amendment applications as submitted.

Subsequently, the applicant revised the proposal to a 32-storey tower with a refined built form, containing 533 residential units and 570 m<sup>2</sup> of retail space at grade. Access to the development is proposed to occur through a private driveway from Canterbury Place, and a 348 m<sup>2</sup> on-site parkland dedication has been proposed at the northwest corner of the site. Notwithstanding these revisions, the city remained opposed principally on the grounds of excessive height and density.

The southerly-adjacent landowners **Paul Antonacci** and **Linda Nakhjavan** sought and were granted party status at the hearing, and the neighbour further to the south, **Bert Chen**, was granted participant status.

The Tribunal heard evidence on behalf of the

applicant from architect **Carlos Antunes (Kirkor)**, planner **Michael Goldberg (Goldberg Group)** and transportation planner **Kenneth Chan (LEA Consulting)**. On behalf of the City of Toronto, evidence was provided by planner **Stephen Gardiner**, urban designer **Rong Yu** and transportation planner **Diane Ho**. Planner **Jim Kotsopoulos (JKO Planning Services)** and urban designer **Michael Koutsoukis** testified on behalf of neighbours Antonacci and Nakhjavan.

The applicant testified that the proposed development meets the goals and objectives of the Provincial Policy Statement and the Growth Plan to optimize land and infrastructure in areas where

there is existing infrastructure and public transportation. Goldberg stated that the applicable North York Centre Secondary Plan density and height limits should not be enforced strictly as this would result in an underutilization of the site in light of the more-recent provincial and local planning policy context.

The city's witnesses testified that the proposal does not conform to the North York Centre Secondary Plan and reflects a height and density that is excessive and represents overdevelopment in the context of the area-specific planning framework. The city also raised certain transportation and

CONTINUED PAGE 22 ■

## We're Hiring: Intermediate Planner

BrookMcIlroy/

Brook McIlroy's practice is growing and we are seeking an Intermediate Planner to join our dynamic interdisciplinary team in Toronto.

### Skills and Responsibilities required:

- A master's degree in urban planning and 3 to 5 years of work experience or an equivalent combination of experience and education;
- Assist in the preparation of urban design and planning visions and documents, including Urban Design Rationale Reports, Official Plan & Zoning By-law Amendments, Draft Plans of Subdivisions and Minor Variances;
- Assist in the production of urban design projects including preparation of Campus Master Plans, Downtown Plans, Corridor Plans, Mobility Hubs, Community Plans, Urban Design Guidelines, Master Plans, Peer Reviews, etc.;
- Assist in the production of Witness Statements and supporting documents in relation to Ontario Land Tribunal proceedings; and
- Support a multidisciplinary team of planners, urban designers, architects, and landscape architects on planning and urban design projects.

Interested candidates should submit a resume, cover letter, and brief writing sample to [resumes@brookmcilroy.com](mailto:resumes@brookmcilroy.com). Only qualified candidates will be contacted for an interview.

See <https://brookmcilroy.com/careers/> for more details.

\*Please note that the position will be carried out remotely at this time due to COVID-19.

# OLT NEWS

■ CONTINUED FROM PAGE 21

urban design matters over the course of its testimony.

The neighbours to the south did not oppose the development in principle, but sought to protect their own future development interests, and thus requested some modifications to the proposal, including the removal of balconies proposed along the south podium edge that would interface with the neighbours' property. The applicant agreed to this revision during the hearing.

The Tribunal found that the proposal and the requested amendments are consistent with the Provincial Policy

Statement, and conform to the Growth Plan and Official Plan, and found that approving an amendment to the Secondary Plan to permit additional height and density is appropriate for the unique context of the site and will not create a precedent for other similar requests in the future.

The Tribunal allowed the appeals, in part, and authorized the planning amendments in principle, subject to design revisions agreed to by the applicant over the course of the hearing as well as the fulfillment of various implementation conditions.

Solicitors involved in this

decision were **David Bronskill** (**Goodmans**) representing 5400 Yonge Holdings Ltd., **Gabe Szobel** representing the City of Toronto, **Steven O'Melia** (**Miller Thomson**) representing Paul Antonacci and Linda Nakhjavan and **Andrew Baker** (**Borden Ladner Gervais**) representing Bert Chen. [See *LPAT Case No. [PL180686](#)*.] 🌱

## PEOPLE

Federal election candidates in two Toronto ridings are no longer running for office in the 2021 election due to resurfaced social media posts.

Beaches-East

York Conservative Party candidate

**Lisa Robinson**

was removed from consideration after Islamophobic remarks associated with an

account bearing the candidate's name were brought to the attention of the party. The party terminated her candidacy.

Robinson denies the claim and says the Twitter account in question is fake. In the riding of Toronto-St. Paul's, NDP candidate

**Sidney Coles**

resigned after past remarks she made on Twitter linking

missing U.S. vaccine supply to Israel during the pandemic were discovered. The remarks were without basis. Coles has apologized, noting that she meant no harm and has promised to educate herself about antisemitism.

**David Simor** has been appointed **The Centre for Active**

**Transportation**

(TCAT) director.

Previously, he was

**Toronto Non-Profit Network** director.

Simor replaces outgoing director Nancy Smith Lea, who is now TCAT senior advisor.

**University of Toronto Transportation Research Institute**

(UTTRI) associated faculty professor

**Mark S. Fox** has been appointed School of Cities urban data centre head. The urban data centre is a new project by School of Cities which that to bring together urban data make it available to researchers and faculty members.