

North Downtown Yonge evolves

SHAPING CHANGE

By Greg MacDonald

City staff is considering new policies to guide development on a downtown stretch of Yonge Street in order to protect the area's character and increase access to public spaces. An official plan amendment and urban design guidelines for the North Downtown Yonge corridor will be considered by Toronto and East York Community Council at its meeting Tuesday.

The goal of the proposed policies is to guide the large amount of development that is likely headed for the North Downtown Yonge area, a stretch of Yonge Street between College/Carlton Street to the south and Charles Street to the north, extending to include Bay Street to the west and Church Street to the east, said Toronto and East York community planning director **Gregg Lintern**.

"We're trying to get out in front of change and shape change a little more than we have done in the past," he said.

The policies are a result of a two-year process that included a planning study for the North Downtown Yonge neighbourhood. The study was undertaken in the wake of 27 development applications in the area.

"The concentration of interest in the area caused us to take a step back and to look at the area," **Lintern said**.

Yonge Street is a hotbed for developers

CONTINUED PAGE 3 ▶

Life in the inner suburbs

MANIFESTO FOR ACTION

By Sarah Ratchford

York University professor **Roger Keil** is trying to drum up some love for the city's inner suburbs. He has organized a group of planners, artists and policy makers to create what he calls a "suburban manifesto."

The Greater Toronto Suburban Working Group is focusing on some of the issues faced by Toronto's inner suburban communities—specifically how to improve social, environmental and physical conditions. The group has been working to identify some of the greatest hurdles of suburban life for the past three years by holding round tables in the inner suburbs to heighten awareness and, hopefully, influence policy.

"Everybody, over the past 10 years, has been talking about creative cities and downtowns and reurbanization. But don't forget the majority of people, when they become urban, will live in very dispersed, very sprawling places," Keil told *NRU*.

He says more and more cities will develop in a sprawling manner and wind up looking more like Los Angeles than Paris or Chicago, for example. Thus, Keil points out, most of the urbanization that's happening, not just in Toronto, but worldwide, is actually suburbanization.

The manifesto will include a collection of eight to 10 small, two-paragraph statements tackling a variety

CONTINUED PAGE 4 ▶

INSIDE

Birth of St. Clair
Century-old streetcar line

p 2 >

Ryerson growth
University picks architect

p 5 >

Compatible use
OMB says school gets to stay

p 8 >

Economics Matters

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


AltusGroup

416-641-9500 1-877-953-9948
economics@altusgroup.com
altusgroup.com

UPCOMING DATES

SEPTEMBER 9

Government Management Committee, 9:30 a.m., committee room 1

SEPTEMBER 10

Etobicoke York Community Council, 9:30 a.m., Etobicoke Civic Centre

North York Community Council, 9:30 a.m., North York Civic Centre

Scarborough Community Council, 9:30 a.m., Scarborough Civic Centre

Toronto and East York Community Council, 9:30 a.m., committee room 1

SEPTEMBER 11

Public Works and Infrastructure Committee, 9:30 a.m., committee room 1

SEPTEMBER 12

Planning and Growth Management Committee, 9:30 a.m., committee room 1

SEPTEMBER 16

Parks and Environment Committee, 9:30 a.m., committee room 1

SEPTEMBER 17

Economic Development Committee, 9:30 a.m., committee room 1

SEPTEMBER 18

Community Development and Recreation Committee, 9:30 a.m., committee room 1
Design Review Panel, 12:00 p.m., committee room 2

SEPTEMBER 24

Executive Committee, 9:30 a.m., committee room 1

SEPTEMBER 25

TTC Meeting

SEPTEMBER 30

Board of Health, 1:00 p.m., committee room 1



St. Clair line turns 100

STREETCAR CENTURY

By Greg MacDonald

One of Toronto's first publicly-run transit lines celebrated its 100th anniversary in August. The St. Clair Avenue streetcar officially opened in August 1913 and quickly became an example of transit spurring development, according to rail expert **Greg Gormick**.

When the line was conceived, St. Clair Avenue was little more than a dirt road abutting farmers' fields. But once the project got underway, developers flocked to build along the new corridor, said Gormick, who is giving a lecture on early 20th-century suburban transit expansion at the Dufferin-St. Clair branch of the Toronto Public library next week.

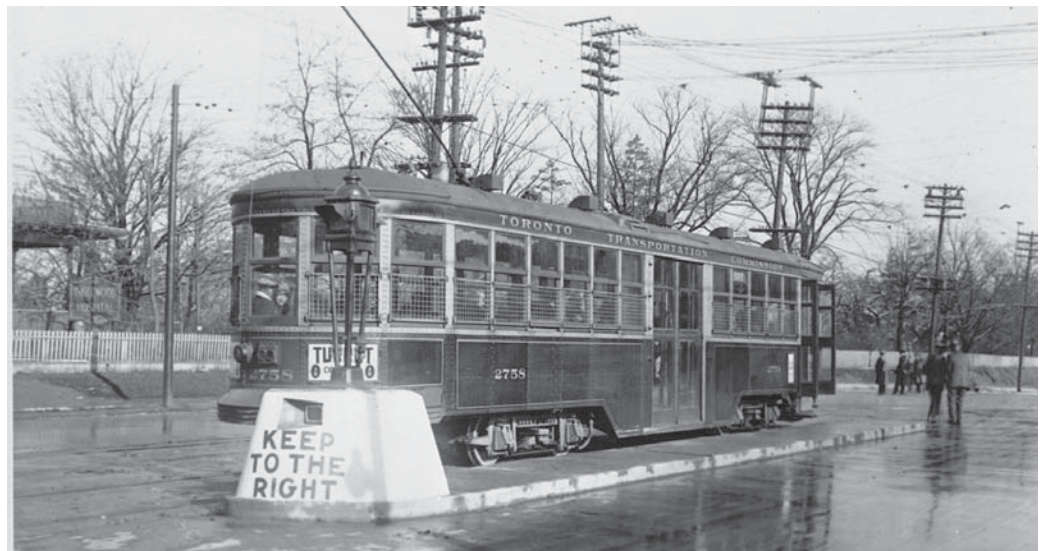
"When the streetcar went in, it was going into largely virgin territory," he said. "There was hardly anything along the entire stretch."

There was a quick change, however, along the planned streetcar line, which ran west from Yonge Street to approximately Lansdowne Avenue.

"As soon as it was announced, the development started," Gormick said. "There was development waiting for the streetcar when it got up and running."

Aside from spurring the creation of an entire new suburb, the St. Clair line also had an impact on how transit is governed in the city.

CONTINUED PAGE 4 ➤



Streetcar on St. Clair Avenue West at Bathurst Street in 1928.

SOURCE: CITY OF TORONTO ARCHIVES, FONDS 1233, ITEM 1095

Ian A.R. Graham, Publisher
iang@nrupublishing.com

Lynn Morrow, Editor
lynnm@nrupublishing.com

Greg MacDonald
Planning Reporter
gregm@nrupublishing.com

Sarah Ratchford
Municipal Affairs Reporter
sarahr@nrupublishing.com

Jeff Payette, Design/Layout
jeffp@nrupublishing.com

Irena Kohn
Sales and Circulation
irenak@nrupublishing.com

Twitter @nrupublishing

SALES/SUBSCRIPTIONS
circ@nrupublishing.com

Annual subscription rate is \$369 +HST (ON).

Complimentary trial subscriptions are available.

Advertising rates available upon request.

NRU City of Toronto Edition is not to be redistributed without the written consent of the publisher.

NRU City of Toronto Edition is published 50 times a year by email by NRU Publishing Inc.

NRU Publishing Inc.
Editorial Office
26 Soho Street, Suite 330
Toronto, ON M5T 1Z7
Tel: 416.260.1304
Fax: 416.979.2707

Billings Department
34B McMurrich Street
Toronto, ON M5R 2A2
Tel: 416.440.0073
Fax: 416.440.0074
ISSN 1918-7548



SHAPING CHANGE

CONTINUED FROM PAGE 1

and there have been calls for a renewed strategy to deal with the influx of interest in the street. In June, councillors **Kristyn Wong-Tam** and **Pam McConnell** called for more revitalization efforts along a large portion of Yonge Street and local Business Improvement Areas have been undertaking their own planning studies to get insight on how to animate the corridor. (See the May 10 edition of *NRU*.)

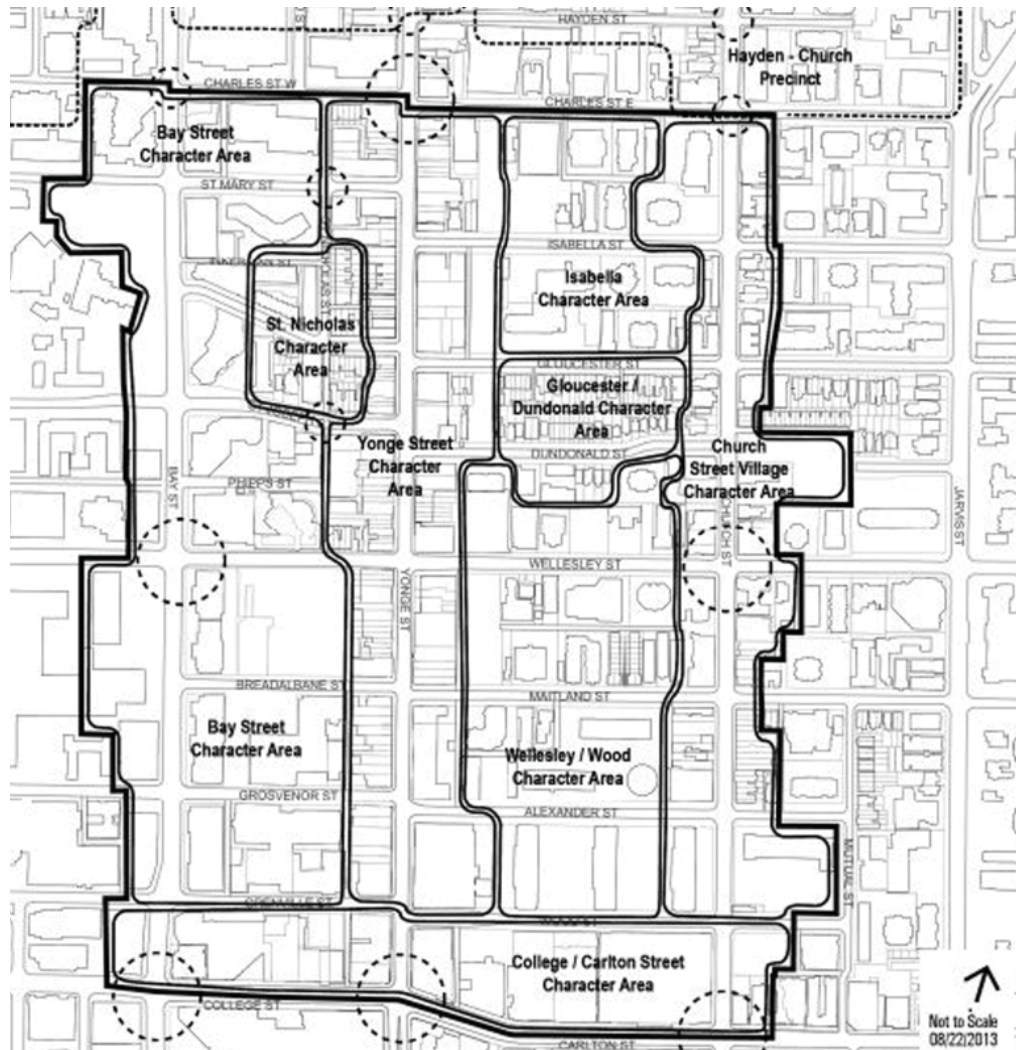
The proposed official plan amendment, which includes policies to guide height and densities, divides the North Downtown Yonge area into eight character districts, including Yonge Street, the College-Carlton stretch and the Church Street Village between Bloor and Carlton.

Along Yonge Street, the tallest buildings will be permitted in and around the Yonge-College intersection, where heights in the range of 55 storeys will be permitted. These heights scale down further north along the street, with 45-storey buildings permitted between Grenville and Wood streets. Heights in the remainder of the Yonge corridor within the area are set at four storeys, to maintain the general character and heritage of the neighbourhood.

Height policies for the Yonge Street area are the most proscriptive, but the other character areas also have policies related to heights and densities.

Both the amendment and the guidelines go beyond building massing. One of the focuses of the new policies is to enhance the public realm along Yonge and adjacent streets, Lintern said.

Many revitalization efforts in the downtown area have recently focused on public realm upgrades, including the parklet projects on Church Street and further south on Yonge Street. This points to a real concern in the area—that while



Map of the North Downtown Yonge character areas

SOURCE: CITY OF TORONTO

development and construction is booming, an inadequate amount of space is being set aside for the public realm as Yonge becomes a more residential street.

“We heard a lot from people in the community about the lack of green space and open space,” Lintern said. “This attempts to put a renewed focus on the public realm and public open space, given the concentration of development.”

The policies encourage public realm enhancements such as streetscape improvements, street furniture additions and sidewalk widening. They also identify areas for potential new parks in the area. **nr**

TORONTO BRIEFS

Public buildings take spotlight

An exhibit of work by the nominees for the 2013 Urban Design Awards will go on display at city hall Monday, in advance of the awards



ceremony on Wednesday. This year's exhibit will feature a record number of entries in the public building category, with 31 submissions.

"It's really quite high, we were surprised," said civic design manager **Alka**

Lukatela, who attributed the increase to a "critical mass" of public buildings that have been constructed in the last five years.

Nominees in the category include the North Toronto

CONTINUED PAGE 5 ▶

STREETCAR CENTURY

CONTINUED FROM PAGE 2

At the time of construction, the streetcar lines in the city were mainly separately run by a number of rail companies. Each required its own fare, leading to a disjointed network connecting the burgeoning suburbs to the downtown, the manufacturing heart of the city and source of most employment. The St. Clair line was one of the first publicly-run lines in the city and surrounding municipalities, which eventually turned into the **Toronto Transit Commission** in the 1950s.

Streetcars are still a major presence on St. Clair, though today they are a source of controversy. The recently installed light-rail/streetcar hybrid has been condemned as traffic jam inducing by Mayor **Rob Ford** and held up as an example as to why light rail expansion won't work in Toronto.

Gormick wrote a 2004 report for the city outlining a rationale for the eventual reconstruction of the St. Clair line. He believes that, despite constant operational challenges such as bunching, the line is relatively successful.

"When it's working properly, it's wonderful," he said.

He also sees parallels between the opening of the 1913 line and the current plans to extend streetcar service through the West Donlands and light rail in the Port Lands—in a way, transit is pushing new development once again, Gormick said.

Gormick's lecture, titled *Easy Living: Toronto's Streetcar Suburbs*, is being held September 12 from 7 to 8 p.m. at the Dufferin-St. Clair branch. More details are available on the library's [website](#). **nrU**

MANIFESTO FOR ACTION

CONTINUED FROM PAGE 1

of different issues related to suburban life. Among other things it will look at immigration, housing, diversity, the expansion of transit, and the question of density.

"Our modest manifesto will not change the world, but it will cast some light on issues that we think we need to highlight," Keil says.

At this point, the working group has not sought the opinions of those who live in less-than-desirable conditions in some

inner suburban areas. Keil says they didn't have the resources to bring those voices to the table. But he also said keeping the meetings among a small group of urban experts made for an enabling environment, allowing them to better identify the issues at hand.

The manifesto will be unveiled at a conference at York University at the end of the month. The Suburban Revolution conference will run from September 26 to 29. **nrU**

TORONTO BRIEFS

CONTINUED FROM PAGE 4

Collegiate Institute redevelopment, **Ryerson University's** Image Centre and the **George Brown College** waterfront campus. A full list of submissions is available [here](#).

The awards will be held at the [Palais Royale](#) on September 11 starting at 5:30 p.m. Tickets are available on the city's [website](#).

Back to school

The revitalization of Church Street and the Ryerson campus continues with a new building in the works at 300 Church, just north of Dundas. The building will be home to classes in nursing, nutrition, public health and midwifery, as well as a student residence. The cost for the academic section of the building is estimated at \$84-million, with the provincial government providing \$56.4-million.

Wednesday, Ryerson announced **Perkins+Will** as the architects for the project.

Construction will begin in the latter half of 2015, with expected completion in fall 2018.

Porter runs away with its runway

Porter Airlines has requested an even larger

expansion of its runway at Billy Bishop airport than originally proposed. In May, Porter had asked for a 168-metre extension into the water at both ends of the main runway, now, the airline wants a 200-metre extension at either end, but says that either the 168- or 200-metre expansion would be acceptable. Those who oppose the expansion, however, deem it unacceptable that the second request came a day before the city started public consultation on the matter.

Porter wants a longer runway so that Bombardier CS100 jets can fly out of the downtown airport. New destinations are also in the forecast if Porter's plans come to fruition, including flights to Los Angeles, Florida, Calgary and the Caribbean.

Scarborough subway solution?

Ontario transportation minister **Glen Murray** announced a new plan that aims to tackle the question of the Scarborough subway. The extension he proposed Wednesday includes two stops, rather than three, in order to stick to the \$1.4-billion budget

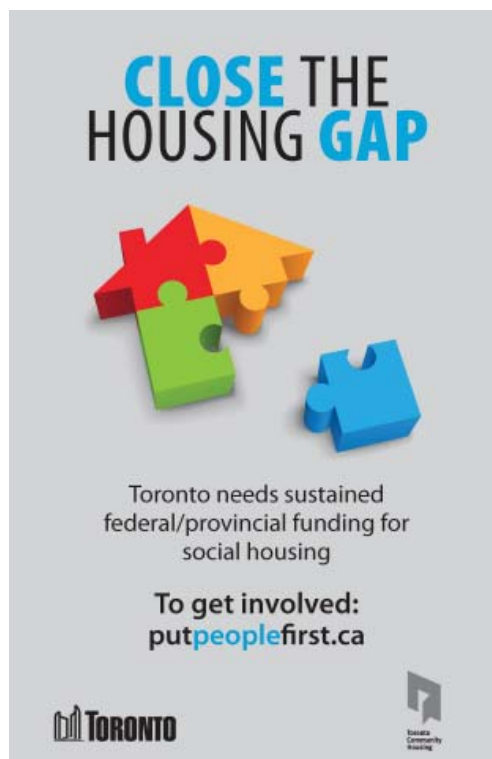
the province pledged to replace the Scarborough RT. Thursday, however, he said the extension might actually include three or four stops, because the cost of the first plan was underestimated by 30 per cent. Mayor **Rob Ford** sent out a statement thanking the province, calling the expansion of the subway system "a huge victory for all of us."

Forward thinking

Toronto signage company **Forward Signs** has been awarded the contract, worth up to \$750,000, to supply

and install banners and signs for the Toronto Pan/Parapan Am Games in 2015. The Scarborough-based company employs 100 people and is certified as a diverse supplier by the **Canadian Aboriginal and Minority Supplier Council**.

Diverse suppliers are Canadian businesses which are at least 51 per cent owned and operated by women, visible minorities, First Nation peoples, members of LGBTQ communities, or people with disabilities. [nru](#)



The Close the Housing Gap campaign unveiled a new poster yesterday, which will be displayed in 136 bus shelters across the city, as well as in Ottawa. The purpose of the campaign, which is run by the City of Toronto and Toronto Community Housing, is to drive home the message that both the federal and provincial governments need to make social housing a priority.

SOURCE: CITY OF TORONTO

STANDING COMMITTEE AGENDAS

PLANNING AND GROWTH MANAGEMENT COMMITTEE

The Planning and Growth Management Committee will consider the following at its meeting on Thursday, September 12, at 9:30 a.m. in committee room 1.

SCHEDULED REPORTS

11 a.m.

Planning for a strong and diverse economy—Report from chief planner **Jennifer Keesmaat** sets out proposals for official plan policies related to the designation and mapping of employment lands.

REPORTS

2014 service level review—Presentation on service levels for city planning and building departments.

Building permit fees—Annual report from chief building official **Ann Borooah** on building permit fees for 2012.

Electronic and illuminated sign study—Report from Borooah provides an update on potential amendments to the sign by-law and comments on traffic safety implications and public opinion about electronic signs.

Height and density on major streets—Request from Councillor **Frank Di Giorgio** that Keesmaat submit a report on possible amendments to the zoning by-law, including limiting heights and densities on streets not designated avenues in the official plan.

2522 Keele Street—Request for report from Di Giorgio on whether [2252 Keele Street](#) should be included under the new zoning by-law.

GOVERNMENT MANAGEMENT COMMITTEE

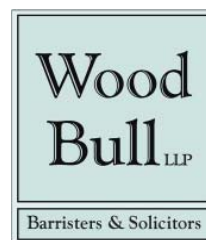
The Government Management Committee will consider the following at its meeting on Monday, September 9, at 9:30 a.m. in committee room 1.

Proposed recommendations for Captain John's—A confidential report from the treasurer and city solicitor outlines recommen-

dations for council to adopt concerning Captain John's debt, including unpaid property taxes, water charges, interest and fees.

New park on Dufferin—Report from chief corporate officer **Josie Scioli** and Parks Forestry and Recreation general manager **Jim Hart** recommends that the budget for parks include funding to expand Dufferin King Park. This would involve acquiring

CONTINUED PAGE 7 >



MUNICIPAL, PLANNING & DEVELOPMENT LAW

Wood Bull LLP is pleased to welcome:



Sharmini Mahadevan & Johanna Shapira
as partners



Peter Gross & Alex Sadvari
as associate lawyers



To learn more, please visit www.woodbull.ca/people

65 Queen St W, Suite 1400, Toronto, Ontario, M5H 2M5
416-203-7160 info@woodbull.ca

Visit the Wood Bull Blog: www.woodbull.ca/resources/wood-bull-blog

STANDING COMMITTEE AGENDAS

CONTINUED FROM PAGE 6

the property at 248-250 Dufferin Street, which comprises about 2,233-square metres, from the **Salvation Army**. Capital funding of \$350,000 has been requested for construction; upkeep of the park is anticipated to cost about \$2,230 annually.

More parking on Harbour Street—Report from Scioli recommends building a below-grade parking garage on Harbour Street. The garage will serve the mixed-use development on the adjoining property at 120 to 130 Harbour Street and 10 York Street. Build Toronto is a joint venture partner.

Downsview Park property assessment—A confidential report from the treasurer and city solicitor recommends a proposed agreement with **Parc Downsview Park** to correct the property assessment values used to calculate payments in lieu of taxes for taxation years 2007 to 2013 for the property located at 1377 Sheppard Avenue West.

Quick Response signage—Toronto strategic communications director Jackie DeSouza recommends that Quick Response codes be used on city signage at parks, civic buildings and other public areas in order to better communicate with an ever-growing mobile audience. A one-year pilot which will involve applying QR codes to select existing signage is suggested, with a proposed start date of Spring 2014. The cost can be accommodated within the current budget.

2014 service level review—Presentations to be offered regarding court services, 311, fleet services, facilities management and real estate, information and technology and the office of the treasurer.

PARKS AND ENVIRONMENT COMMITTEE


The Parks and Environment Committee will consider the following at its meeting on Monday, September 16, at 9:30 a.m. in committee room 1.

2014 service level review—Presentations to be made on parks and urban forestry and the environment and energy office.

Strategy for park events—Report from Parks Forestry and Recreation general manager **Jim Hart** proposes a pilot project to allow commercial and private events in 10 city parks, and a review of proposed fees for commercial events. Revenues

of about \$60,000 in 2014 are expected, with the potential of achieving \$170,000 annually in the future.

Ziplining at Earl Bales—Report from Hart responds to a committee member’s motion requesting an assessment of the viability of ziplining through Earl Bales park. **rfu**




Daniel Artenosi and Chris Tanzola are very pleased to announce that BRAD TEICHMAN has joined the firm as a partner effective August 2013.

Brad brings with him 30+ years of experience with planning and land development, property tax assessment, representation of school boards and municipalities, development charges and education development charges, expropriation, and municipal law.

Effective August 2013, our new contact information:

Overland LLP Yonge Norton Centre 5255 Yonge St., Suite 1101 Toronto, ON M2N 6P4 Tel: (416) 730-0337 Fax: (416) 730-9097 www.overlandllp.ca	Daniel Artenosi dartenosi@overlandllp.ca Direct: (416) 730-0320 Christopher Tanzola ctanzola@overlandllp.ca Direct: (416) 730-0645 Brad Teichman bteichman@overlandllp.ca Direct: (416) 730-0180
---	---



TORONTO OMB NEWS

Private school gets variance

In an August 27 decision, board vice-chair **Jan de Pencier Seaborn** allowed an appeal to a committee of adjustment decision and approved a variance to allow the operation of a private secondary school on McNicoll Avenue in Scarborough. **Alathena International Academy** has been operating as an English-as-a-second-language school on the ground floor of [1065 McNicoll Avenue](#) since 2010. The site is zoned for industrial commercial uses.

A city by-law officer visited the site in late 2010 and told property owner **Nizar Fakirani Professional Corporation** to seek a variance, which was subsequently denied by the committee of adjustment.

The **City of Toronto** contested the appeal, arguing that a school is a sensitive land use and not permitted under the zoning by-law or official plan. However, Seaborn ruled that since the school has only 10-20 day students and the same

number in the evening, it is not a traditional school. It has four full-time and five part-time staff, making the school “more akin to an office use,” and thus compatible with surrounding land uses. The academy also contributes to employment in a designated employment area, Seaborn said.

Solicitors in the case were **Aynsley Anderson (Elstons Barristers and Solicitors)** representing Nizar Fakirani Professional Corporation and municipal counsel **Sarah O’Connor** representing the City of Toronto. **nr**



Municipal affairs reporter Sarah Ratchford joins NRU

A native Maritimer, Sarah Ratchford will remorselessly talk both of your ears off within the span of about 10 minutes. Seemingly a born news hound, she became a Toronto transplant a few

years ago in order to collect her Master of Journalism from Ryerson University. Now, she can’t imagine living anywhere else. Sarah’s writing has appeared in the Toronto Star, VICE Canada, on The Canadian Press wire and on blogTO.com.

TORONTO PEOPLE

Kyle Knoeck has been promoted to community planning manager in the east section of the East Toronto/East York district of City Planning.

Previously, he served as a senior planner in the same section and worked on various other projects including revitalization of Regent

Park and Lawrence-Allen.

Toronto Poet Laureate **George Elliott Clarke** will be teaching

Harvard students in the university’s Canada program beginning this month. He will conduct courses based on African-

Canadian literature and international Black poetry and will chair the Canada seminar.