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Scarborough Mixed-Use Would Feature Unique Outdoor Amenity Space

■ DEEP LAKE WATER COOLING ON THE RISE

GETTING TO NET ZERO

Lana Hall

As the City of Toronto aims to reduce greenhouse gas (GHG) emissions to net zero by 2040 as part of its TransformTO strategy, some Toronto developers are looking towards a local form of energy production to heat and cool their buildings, known as deep lake water cooling (DLWC).

The world's largest DLWC system is operated by Toronto-based Enwave Energy Corporation, which produces what is called "district energy," a form of energy generated by small

producers and used by a local network of end users. DLWC is just one form of district energy, albeit one that has gained recognition in recent years for its sustainability merits. In Toronto, the DLWC system uses intake pipes in Lake Ontario

to draw water into the City's potable water system. This water is then used to cool a network of buildings connected to the Enwave system. DLWC uses less than one-tenth of the energy required to power conventional air conditioning.

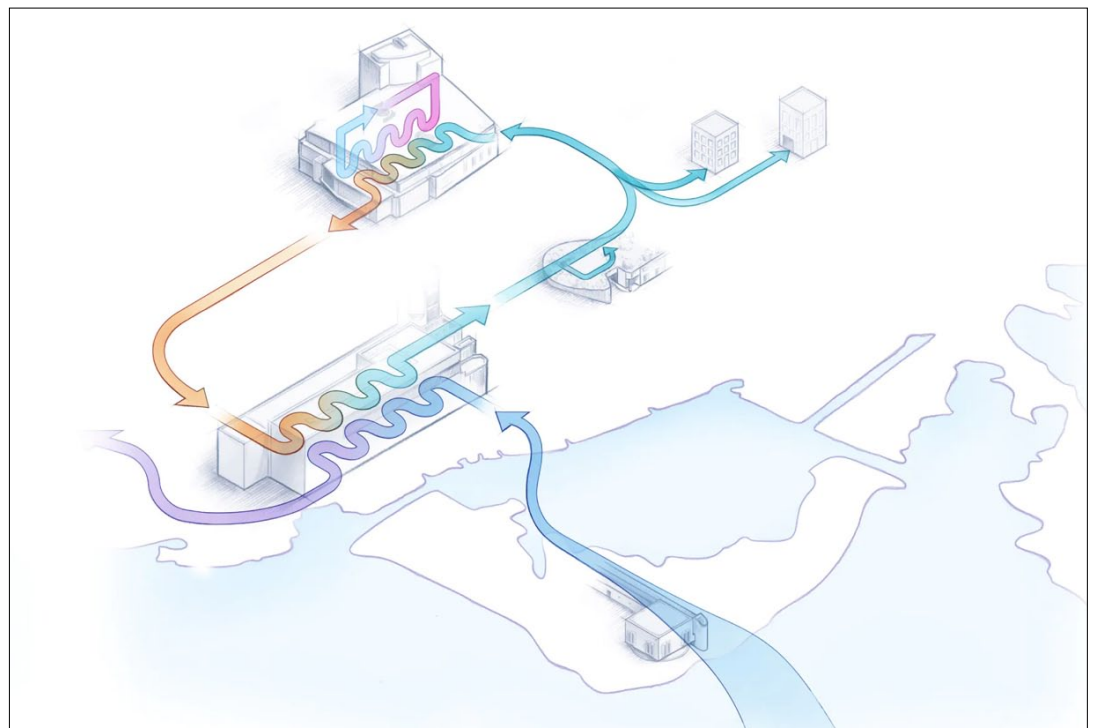
Waste heat can be collected through this system, and can then be recycled and used to heat other buildings within the district network.

Approximately 100 buildings in Toronto use DLWC

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Diagram showing how water is pulled from the bottom of Lake Ontario, piped to a filtration plant and then supplied to a network of end-user buildings in downtown Toronto to heat and cool them as part of Enwave's deep lake water cooling (DLWC) system. The DLWC district energy system uses significantly less energy than conventional heating and cooling systems. Toronto is home to the largest lake-powered cooling system.

GRAPHIC: DAISY CHUNG
SOURCE: ENWAVE ENERGY CORPORATION



UPCOMING DATES

MAY

- 12 Council, 9:30 a.m.
- 15 Etobicoke York Community Council, 9:30 a.m.
- 16 North York Community Council, 9:30 a.m.
- 18 Scarborough Community Council, 9:30 a.m.
- 23 Preservation Board, 9:30 a.m.
- 24 Toronto & East York Community Council, 9:30 a.m.
- 29 Board of Health, 9:30 a.m.
- 30 General Government Committee, 9:30 a.m.
- 31 Economic & Community Development Committee, 9:30 a.m.

JUNE

- 1 Planning & Housing Committee, 9:30 a.m.
- 5 Infrastructure & Environment Committee, 9:30 a.m.
- 6 Executive Committee, 9:30 a.m.
- 12 Preservation Board, 9:30 a.m.
TTC Board, 10:00 a.m.
- 14-16 Council, 9:30 a.m.
- 19 Etobicoke York Community Council, 9:30 a.m.
- 20 North York Community Council, 9:30 a.m.
CreateTO, 1:30 p.m.
- 22 Toronto & East York Community Council, 9:30 a.m.
- 26 Mayoral By-Election
Board of Health, 9:30 a.m.

NEW SENECA HEALTH AND WELLNESS COMPLEX WOULD ADDRESS ALL ASPECTS OF HEALTH

ENVISIONING AN 'ARCHITECTURE OF RECONCILIATION'

Lana Hall

Seneca Polytechnic is looking to replace its aging athletic facilities at its North York Newnham campus with a new health and wellness complex highlighting Indigenous design and knowledge, sustainability and supporting student connection.

The new facility for the campus near Don Mills and Finch Avenue would replace the site's original athletic facilities with a two-storey health and wellness complex spanning more than 120,000 square feet. The complex would incorporate social, athletic and recreational space, as well as a new home for the **Seneca Student Federation (SSF)**.

Seneca Polytechnic senior manager of architecture and campus planning, **Scott Stronghill** says the site's existing gym and arena were constructed as

part of Seneca's original campus in 1967, and have long reached the end of their life cycle.

This has provided the post-secondary institute an opportunity to re-envision not just the building's carbon footprint, but also the campus's health and wellness programming.

"Something that's a real focus now that perhaps wasn't at the time the original buildings were built is sustainability. It's a real focus and objective for this particular project," he told *NRU*.

"[In addition], the existing fitness centre was about half the size it needed to be given the student population. And we've started to look at student wellness more holistically: How do we create a facility that's going to draw any student to this area of the building, give them a reason to come, even if they're

not participating in recreation? It's meant to be a holistic wellness facility that meets not just physical, but mental, spiritual, and all aspects of health."

After issuing an international Request for Proposals (RFP), Seneca ultimately chose to work with local integrated-design practice **DIALOG**, as well as Indigenous architecture firm **Two Row Architect**, a decision Stronghill says was influenced by the team's desire to incorporate Indigenous design elements, and to blend both indoor and outdoor spaces.

"The concentric circular design is intended to be harmonious with nature ... And the way that it knits public and private spaces together inside the building as well, I think it could be really successful for our students. It creates a really

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ARCHITECTURE OF RECONCILIATION

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engaging space that I think is currently missing at that end of the campus,” he says.

The proposed building’s spherical shape is intended to represent an Indigenous drum circle, symbolizing equality, wholeness and connection. Two Row Architect design lead, **Erik Skouris** told *NRU* the design prioritizes a central gathering space for students. “It started with the idea of the heartbeat of the campus,” he says. “You know, the circle being the giver of life, so we essentially plotted the circle on the campus at its centre point. From there, the program kind of developed.”

Skouris believes students need opportunities to socialize, collaborate and recharge more than ever. “I think in a post-COVID world we’re kind of missing those spaces.”

The design team has put just as much care into the proposed landscape as it has into the building itself, notes Skouris. The new development would incorporate outdoor space that includes an array of native plants and trees, regenerative forest, as well as a rooftop terrace with a greenhouse for teaching and learning. A curving external staircase would lead to this terrace, lined by garden plots that house a variety of native plants, such as

echinacea, coneflower, blueberries, strawberries and goldenrod. Earth mounds would be used to “mount up” certain parts of the building, blurring the boundaries between building and land, and a portion of the redeveloped site would accommodate meadow landscape, to help with drainage.

“I think a lot of the time, the landscape is looked at afterwards,” says Skouris. “Whereas we feel that a lot of special moments in this building will

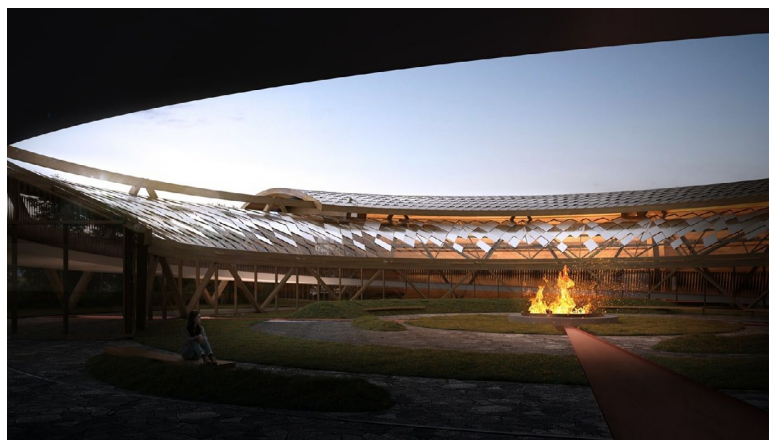
take place in the landscape. The indoors and the outdoors—there kind of is no separation; they are one.”

The project is intended not only to incorporate sustainability principles and innovative design of physical space, but to re-envision of how built form can speak to social and intercultural connection.

“This building will be an intimation of what an ‘architecture of reconciliation’ could look like,” says DIALOG partner, **Craig Applegath**. “And such a wonderful way of not only connecting and reconciling Indigenous and settler cultures, but also of providing a gateway for potential new Canadian students to imagine

what the reconciled future Canada might look and feel like.”

The project team is seeking feedback from students and community members before moving forward with the development application process. 🌻



Rendering of DIALOG and Two Row Architect’s design for a drum-circle-inspired courtyard. The courtyard is proposed as part of a new health and wellness centre being planned for Seneca’s Newnham campus at Finch Avenue and Don Mills Avenue East. The development would replace Seneca’s aging gymnasium and arena with a sustainable, Indigenous-inspired health and wellness complex, designed by DIALOG and Two Row Architect.

SOURCE: SENECA POLYTECHNIC
ARCHITECT: DIALOG AND TWO ROW ARCHITECT

Rendering of a proposed health and wellness complex that would replace Seneca Polytechnic’s existing athletic facilities. The new facility would feature social, recreational and athletic space, as well as a central courtyard and a rooftop garden for teaching and learning.

SOURCE: SENECA POLYTECHNIC
ARCHITECT: DIALOG AND TWO ROW ARCHITECT

UNLOCKING SITE POTENTIAL

Matt Durnan

A developer is seeking to transform a prominently located but underutilized corner property in Scarborough by demolishing the church, the small two-storey retail plaza and the large surface parking lot that currently occupy the site to make way for a mixed-use tower that would accommodate nearly 400 new residential units, including affordable purpose-built rental housing, and outdoor amenity space.

TAS Impact has filed a zoning by-law amendment resubmission with the **City of Toronto** to redevelop the site at 3718-3730 Kingston Road in Scarborough, seeking increased building height permissions compared to a previous proposal that was submitted in August of 2021.

TAS purchased the site from its previous owner in 2022 and is now proposing a number of changes to the previously submitted zoning by-law amendment application, including seeking to increase permitted building height on the site from the previously proposed 14 storeys to 20 storeys, and proposing a rework of the built form itself, seeking a tower and podium structure as opposed to the previous owner's proposal for a stepped mid-rise building.

"The resubmission includes

a whole suite of relevant supporting plans and studies as the owner has changed and the proposed massing has been revised," City of Toronto senior planner **Jeffery Sinclair** told *NRU* in an email.

"A zoning by-law amendment resubmission is being processed, as well as a follow-up on new site plan application. The current proposal maintains the same general density but includes a 20-storey residential building with a six-storey podium along Kingston Road and Scarborough Golf Club Road that steps down towards the

adjacent properties to the north and east."

The TAS proposal includes a slight reduction in the total number of residential units previously proposed despite the added height, dropping from 435 units to 384. However, the new proposal also includes 10 per cent affordable purpose-built rental units, while the previous submission did not include an affordable housing component.

Working from the proposals of the previous submission helped TAS narrow the focus for the development team and really zero in on some of the key

priorities for the redevelopment of the site, including housing affordability, tackling climate change and equity building.

"The benefit of a resubmission is that we had the benefit of going through staff comments. We looked at the comments for the zoning resubmission, but we also look at projects through our own impact objectives and impact lens—so things like tackling climate change, building social capital, driving or building affordability," TAS director of development **Mark Chemij** told *NRU*.

"We thought there was some good design, but thought there was room for improvement. So we looked at the site and we did our resubmission with very similar density that the previous owner had. But we just allocated it differently on the site. And that's why you now see a six-storey podium

CONTINUED PAGE 5 ■



Location of the site at 3718-3730 Kingston Road in Scarborough that TAS Impact is seeking to redevelop. Currently, the site accommodates a single-storey church, a two-storey retail building, and a surface parking lot. TAS Impact is proposing to redevelop the site with a 20-storey tower atop a six-storey podium. The development would bring 384 new residential units to the area, including 10 per cent purpose-built affordable rental units.

ARCHITECT: SVN ARCHITECTS + PLANNERS

UNLOCKING SITE POTENTIAL

CONTINUED FROM PAGE 4

which tapers down to the north, and a 20-storey tower which is pushed to the south of the site at the corner because it's such a prominent corner."

A key feature of the resubmitted development proposal is the inclusion of a significant outdoor amenity space in the form of a courtyard. The courtyard is envisioned to support a variety of uses and programming, while creating a sense of community by providing a shared outdoor space for all residents.

"It's really a central courtyard that we envisioned to be pretty flexible. We want an outdoor play area for children, some space for different types of programming, and we really wanted it to function like an outdoor living room. So you can have barbecue areas, outdoor dining and different kinds of community events," Chemij said.

Surrounding the area immediately to the north is a semi-detached and townhouse complex, and further north, a range of single-detached dwellings and Scarborough Village Park can be found. To the west of the site is a two-storey commercial building with surface parking and a 16-storey residential building.

Moving to the east of the site is Scarborough Golf Club

Road, and further east, a range of two-storey townhouses and commercial buildings, while to the south of the site is Kingston Road and further south, a range of two-storey townhouses, single-detached dwellings and **Scarborough Bluffs United Church**.

Another significant change associated with the new proposal is the reduction of the more than 200 vehicle parking spaces – the original proposal included 383 vehicle parking spaces and TAS' proposal includes just 160 – while also including the elimination of one level of underground

parking. Some parking will be provided at grade. These changes are an expression of TAS' commitment to creating a more environmentally-friendly development.

TAS also intends to divert around 75 per cent of construction and demolition waste generated by the redevelopment, and is targeting the new building to achieve Toronto Green Standard Tier 4 Version 2.

While the development proposed for the site now has changed substantially from what was proposed by the previous land owner in terms of height and built form, a particular point of pride for both the developer and the architect is the inclusion of amenity space, something that is not very common in many residential tower developments.

"This really opened up the site. The largest thing I would say this [proposal] did was allowed us a bit more room to actually use the mass of the building in order to create a place. This project is 20-storeys high and is anchored by a courtyard in the centre, and that's what's really special about this. We were able to carve out enough space in the development in order to create this kind of shared backyard for people," **SvN Architects + Planners** architect **Dennis Rijkhoff** told *NRU*.

"It creates this extension of residents' homes. When you live in a typical apartment building, it can feel very anonymous and you don't really have the space other than your unit, and maybe a bit of amenity space. One thing we found important,

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Rendering looking west along Kingston Road at TAS Impact's proposal for 3718-3730 Kingston Road in Scarborough. The mixed-use development proposal consists of a 20-storey residential tower with a six-storey podium. The podium would contain commercial uses near the corner of Kingston Road and Scarborough Golf Club Road, while further away from the corner, the podium would accommodate two-storey townhomes with street frontage.

ARCHITECT: SVN ARCHITECTS + PLANNERS

UNLOCKING SITE POTENTIAL

CONTINUED FROM PAGE 5

especially when you get into a denser development, is that you create something outside of the building that the residents can call part of their home.”

The proposed development also includes a bit more of a mix of housing options than a typical residential tower, with the six-storey podium proposed to accommodate two-storey townhouses at ground level, along with commercial uses fronting Kingston Road.

“We have a variety of programming at street level, and along the same lines as the courtyard, we really see the street as a good extension of a living space if it’s done properly,” said Rijkhoff.

“This does have retail and main entrances to the building and those are very active and prominent on the corner. But on both sides as you get away from the corner, we have residential frontages, we have townhomes. And because it’s such a generous sidewalk already, we were mandated to set back from our property line a few metres, so we use that space in front of the residences to create a bit of a front yard condition for those residents.”

The site is well served by transit, with dedicated bus lanes in the area, and is also earmarked for the future Eglinton East LRT stop that

would be right beside the site. The proposed development is also in close proximity to the Guildwood GO and Eglinton GO stations.

“It’s also a pretty short

bus right to the **University of Toronto**, Scarborough campus, and a pretty quick walk to Scarborough Bluffs and Toronto’s waterfront parks as well, so we don’t want to overbuild on parking, but we want to make sure there’s enough measures to ensure people can get around in the short term before the future transit comes along Kingston Road,” Chemij said.

“I think in many areas of Scarborough and in the Toronto suburbs, there is a lot of surface parking and underutilized sites which are earmarked for higher-order transit. So I think there’s a great opportunity to provide some badly-needed rental housing and affordable housing on a pretty prominent corner, and it’s kind of a gateway site into the neighbourhood.” 🌱



Rendering from an aerial view looking west at TAS Impact’s proposed mixed-use development for 3718-3730 Kingston Road, at the corner of Kingston Road and Scarborough Golf Club Road. TAS Impact is seeking to develop a 20-storey tower with a six-storey podium. The mixed-use development would accommodate 384 residential units, including 10 per cent purpose-built affordable rental units and some townhomes within the podium, and some commercial uses at grade.

ARCHITECT: SVN ARCHITECTS + PLANNERS



Rendering of the courtyard proposed for TAS Impact’s redevelopment of 3718-3730 Kingston Road in Scarborough. The courtyard would create significant outdoor amenity space for the 384 residents of the proposed mixed-use building. The courtyard is envisioned as “an extension of residents’ homes”.

ARCHITECT: SVN ARCHITECTS + PLANNERS

GETTING TO NET ZERO

CONTINUED FROM PAGE 1

to power their heating and cooling systems, including City Hall, Union Station, the TD Centre in the Financial District and several hospitals along the University Avenue corridor. Although it is often easier to incorporate into a development at the beginning of a building's design process, many building owners opt to switch to the DLWC system during retrofits, when their existing heating and cooling systems reach the end of their life cycles.

Tricon Developments managing director **Andrew Joyner** says his team knew they wanted to incorporate DLWC into their newest building—a purpose-built rental building at 57 Spadina Ave., just south of King Street West—from the very beginning. In fact, that building, “The Taylor,” is the first new-build purpose-built rental building in Toronto to use DLWC.

“These are buildings that we own and operate long-term,

so ... we try to make decisions that very much put the resident first and are ones that we're going to live with over time,” Joyner told *NRU*.

As the builders worked towards achieving LEED Gold status for The Taylor, adopting DLWC seemed like an obvious way to reduce the building's potential GHG emissions and passing on energy savings to building residents. But adopting the system had

other unanticipated benefits as well, ranging from providing more living space for building residents to securing **Canada Mortgage and Housing Corporation (CMHC)** benefits.

“In a typical building, you would see a chiller system and a boiler system, and each one of those is about the size of a locomotive. They're massive. Because we pull water from a centralized Enwave plant, and

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These are buildings that we own and operate long-term, so... we try to make decisions that very much put the resident first and are ones that we're going to live with over time.

- Andrew Joyner

five-seventy-two CHURCH STREET

CBRE's Land Services Group is pleased to offer for sale 572 Church Street in Toronto. This property is ZBLA and OPA approved for a 12-storey boutique development with a maximum GFA of 71,580 sq. ft. (6,650 sq. m.), 126 residential units and 20 parking spaces. The current Site Plan shows approximately 2,421 sq. ft. of retail at grade and 4,434 sq. ft. of indoor and outdoor amenity space. Given the status of approvals and its prime location, the offering provides a significant opportunity for a boutique condominium or rental development in a highly in demand and centralized node of Toronto.

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WATCH THE VIDEO

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GETTING TO NET ZERO

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we heat and cool with a heat exchanger system, our mechanical penthouse is small. It means we can actually increase our floor to ceiling heights for our residents. So we improve the resident experience by having nine-foot ceilings on all of our residential floors,” he says.

“One of the other things is that it helps you qualify for CMHC [benefits]. If you achieve certain sustainability criteria, you become eligible for what’s called their ‘CMHC Select’ program, which offers more attractive financing options.”

Enwave’s main production facility is located on Rees Street, just south of the **Rogers Centre**, but Tricon was able to tap into the Enwave network because the company recently created a new connection point west of the downtown core, which will be anchored

by ‘The Well’, a new mixed-use development at Front Street West and Spadina Avenue.

As demand for DLWC grows, Enwave plans to develop a connection point farther east as well, closer to the Port Lands.

Enwave senior vice-president of commercial operations **Amy Jacobs** says buildings benefit from being part of an interconnected system, such as with district energy. “Because these buildings are all interconnected, all the businesses whose buildings we cool, we are actually able to also collect heat from their buildings,” she tells *NRU*. “It’s called ‘waste heat’ and we recycle that and use it to then turn around and heat some of those buildings or other buildings within the district.” She notes that as a system, DLWC uses less electricity than the City would use if every building had its own

system.

City of Toronto manager of renewable energy and net zero development **Fernando Carou** says the City is trying to raise the profile of DLWC as an effective tool for reducing energy use, meeting ESG mandates and leveraging existing infrastructure

“The built environment is responsible for over 50 per cent of emissions, and emissions come from fossil fuels” he says. “If Toronto is going to meet its ambitious target of decarbonizing the whole city by 2040, we have to replace fossil fuels in buildings. This is a great way of doing that.” 🌱



Associate – Disputes (EMER)

BLG’s Environmental, Municipal, Expropriation and Regulatory Group (EMER) is home to one of Canada’s leading land use practices. Housed within Canada’s largest law firm, this specialized group represents many of Ontario’s municipalities as well as significant public institutions and private corporations.

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- land acquisition and expropriation projects, with some real estate knowledge
- land use planning approvals and appeals
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- advocacy at the Ontario Land Tribunal and in court

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BLG is committed to building and fostering a workplace that is reflective of our communities, where all firm members feel included, valued, and heard. We welcome applications from all qualified candidates but acknowledge the systemic and structural barriers that have, historically, marginalized and barred certain groups from accessing employment opportunities. As part of our commitment to removing barriers to employment, we strongly encourage applications from members of these historically marginalized groups including, but not limited to, Indigenous peoples, racialized individuals, members of the LGBTQ+ community, people with disabilities and women. Accommodations are available, upon request, in all aspects of the recruitment process.

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COMMUNITY COUNCIL AGENDAS

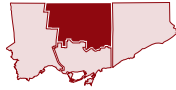


ETOBICOKE YORK COMMUNITY COUNCIL

Etobicoke York Community Council will consider the following at its meeting Monday, May 15 at 9:30 a.m. in Council Chamber, Etobicoke Civic Centre.

4500 Jane Street—[Final report](#) recommends approval of a rezoning application by **GF II 4500 Jane Street Ltd.** to permit the development of two six-storey apartment buildings

containing 135 dwelling units. An existing 14-storey 164-unit apartment building on the site would be retained.



NORTH YORK COMMUNITY COUNCIL

North York Community Council will consider the following at its meeting Tuesday, May 16 at 9:30 a.m. in Council Chamber, North York Civic Centre.

5830 Bathurst Street—[Final report](#) recommends approval

of an application under the *Funeral, Burial & Cremation Services Act* to permit the development of a three-storey addition to the existing mausoleum at the Westminster Cemetery.

128, 130 & 132 Gorman Park Road and 795, 797 & 799 Sheppard Avenue West—[Final report](#) recommends approval of an application to lift the holding symbol from the site-specific zoning by-law amendment to permit the development of a nine-storey mixed-use building on the site.

774, 776, 778, 780 & 782 Marlee Avenue—[Final report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **Urban Capital – Harbour (Marlee) Inc.** to permit the development a 12-storey residential building containing 301 dwelling units.

586 Eglinton Avenue East—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to a rezoning application by **Sanderling Developments Ltd.**

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Introducing Our Newest Associate, Narmada Gunawardana.

Davies Howe LLP is pleased to welcome Narmada Gunawardana to the firm as an Associate in the Land Development Group. Narmada is an advocate for residential, commercial, industrial and institutional property developers before municipal councils, the Ontario Land Tribunal, the Toronto Local Appeal Board and the courts.

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LAND DEVELOPMENT ADVOCACY & LITIGATION



COMMUNITY COUNCIL AGENDAS

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to permit a 32-storey mixed-use development containing 4,672 m² of retail and office space and 249 residential units.

2500 Don Mills Road—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by **Mac's Convenience Stores Inc.**

to permit the development of two towers of 30 and 39 storeys containing 982 m² of retail space and 823 residential units on the site.

5051-5061 Yonge Street—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to official plan and zoning by-law amendment applications by

FCHT Holdings (Ontario) Corporation to permit a 39-storey mixed-use development containing 365 residential units and 2,029 m² of non-residential space.



SCARBOROUGH COMMUNITY COUNCIL

Scarborough Community Council will consider the following at its meeting Thursday, May 18 at 9:30 a.m. in Council Chamber, Scarborough Civic Centre.

3070 Ellesmere Road—[Final report](#) recommends approval

of an application by **3070 Ellesmere Facility Inc.** to lift the holding symbol from the site-specific zoning by-law amendment to permit a 26-storey mixed-use development containing 400 m² of retail space and 246 residential units.

1680 Brimley Road—[Final report](#) recommends approval of an official plan amendment application by **Brimley Progress Development Inc.** to exempt the site from Policy 6.3 of the Scarborough Centre Secondary Plan in order to bring the parkland dedication rate for the site into accordance with the Official Plan parkland

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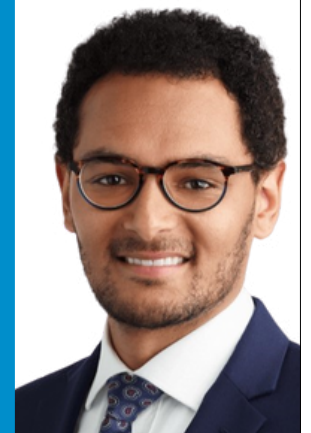
Welcome to the Partnership, Alex Lusty and Michael Cook.

Davies Howe is pleased to welcome Alex Lusty and Michael Cook to the partnership. Alex's practice is focused on assisting clients with a wide range of residential, commercial, and industrial Land use approvals and expertise in development charges, aggregate and conversation authority permit approvals. Michael's practice focuses on advising developers and landowners throughout the municipal approval process for large-scale development projects and other residential, office, retail, industrial and mixed-used projects. Both partners will play key leadership roles within the Firm's award winning Land Development Group.

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COMMUNITY COUNCIL AGENDAS

■ CONTINUED FROM PAGE 10

policies that were in force at the time of issuance of the first above-grade building permit.

3250 Markham Road and 568 Passmore Avenue—[Final report](#) recommends approval of a rezoning application by **Beedie ON (Markham Road) Properties Ltd.** to permit the development of three single-storey multi-unit industrial buildings, accommodating a total of 18 commercial industrial units and 34,473 m² of gross floor area.

100 Eglinton Square—[Appeal report](#) seeks council direction for staff to attend an OLT

hearing in opposition to official plan and zoning by-law amendment applications by **LGC 100 Eglinton Square Ltd.** to permit the development of a 35-storey mixed-use building containing 328 m² of retail space, 915 m² of office space and 296 residential units.

3585 & 3595 St. Clair Avenue East, 636-646 & 642-663 Danforth Road and 411 & 415 Kennedy Road—[Appeal report](#) seeks council direction for staff to attend an OLT hearing in opposition to applications by **Republic Developments** for official plan and zoning by-law amendments and draft plan of

subdivision to permit a multi-phase mixed-use development comprising 14 towers ranging from 19 to 58 storeys. A total of 7,391 residential units are proposed, in addition to 17,112 m² of retail space, 4,531 m² of community space, a new GO station entrance building, new public streets and 1.46 hectares of parkland. 🌸

ERRATUM

In last week's Toronto edition, in our write-up of the Canadian Wood Council's Wood WORKS! Awards in In Brief, Hullmark was incorrectly noted as the contractor for 12 Ossington Avenue. Of course, Hullmark is the developer. *NRU* regrets the error.

PEOPLE

Scarborough-Guildwood member of provincial parliament (MPP) **Mitzie Hunter** resigned her seat in the legislature on Wednesday to formalize her bid to run for mayor of the **City of Toronto** in the June 26

mayoral by-election. Hunter registered her candidacy for mayor on April 3 when nominations opened, but had not yet resigned her provincial seat. As of press time Thursday night, there were 88 candidates

seeking to be elected Toronto's next mayor. Nominations to become a mayoral candidate close today, Friday, May 12 at 2:00 p.m.

City of Toronto deputy city manager **Tracey Cook** is retiring from

the public service effective Friday, May 19. Cook has served the City of Toronto in various capacities since January 2012, starting with a seven-year stint as executive director of municipal licencing and standards, later

becoming deputy city manager in January 2019, and for a period, acting city manager. A new deputy city manager has yet to be named.