

NOVÆ RES URBIS TORONTO

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BARRISTERS + SOLICITORS

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■ DOWNTOWN MIXED-USE PROPOSAL WOULD BRING HOUSING TOWER TO PREDOMINANTLY LOW-RISE COMMERCIAL AREA

CUTTING TO THE CHASE

Matt Durnan

A high-rise mixed-use development proposed for a site at the corner of Bathurst Street and Richmond Street West in downtown Toronto would bring substantial new housing to the area, including a handful of affordable rental homes, while retaining a prominent heritage-designated property at the northeast corner

of the site.

At its April 3 meeting, Toronto and East York community council adopted staff recommendations to approve **Originate Developments'** zoning by-law amendment application for the site at 152-164 Bathurst Street and 623-627 Richmond Street West. Originate is proposing to

develop a 29-storey mixed-use building atop a podium that steps up from three to four to six storeys on the site. Retail uses would be accommodated at grade.

The roughly 2,000-square-metre site is currently occupied by 10 low-rise commercial buildings, nine of which would be demolished to

make way for the proposed development. The exterior of the building at 164 Bathurst Street, which was designated on Toronto's Heritage Register in 2022, would be retained and integrated into the proposed development as part of the podium.

That building, which was constructed in 1876, is a two-and-a-half-storey brick building representative of late 19th century Main Street

CONTINUED PAGE 6 ■



Rendering of Originate Developments' proposal for a 29-storey mixed-use building at 152-164 Bathurst Street and 623-627 Richmond Street West. The proposed development would accommodate 362 new residential units, including nine affordable rental units and new retail space at grade. An existing heritage-designated building at the corner of Bathurst and Richmond (164 Bathurst) would be retained as part of the proposed development and integrated into the podium of the new building.

SOURCE: CITY OF TORONTO
ARCHITECT: KIRKOR ARCHITECTS AND PLANNERS

UPCOMING DATES

APRIL

- 14 Executive Committee, 9:30 a.m.
- 16 TTC Board, 10:00 a.m.
Toronto Design Review Panel, 1:00 p.m.
- 22 CreateTO, 1:30 p.m.
- 23-25 Council, 9:30 a.m.
- 28 Federal Election Day, 9:30 a.m. to 9:30 p.m.
- 30 Etobicoke York Community Council, 9:30 a.m.
North York Community Council, 9:30 a.m.

MAY

- 1 Scarborough Community Council, 9:30 a.m.
Toronto & East York Community Council, 9:30 a.m.
 - 5 Board of Health, 9:30 a.m.
 - 6 Economic & Community Development Committee, 9:30 a.m.
 - 7 Infrastructure & Environment Committee, 9:30 a.m.
 - 8 Planning & Housing Committee, 9:30 a.m.
 - 12 General Government Committee, 9:30 a.m.
 - 13 Executive Committee, 9:30 a.m.
 - 14 Preservation Board, 9:30 a.m.
TTC Board, 10:00 a.m.
Toronto Design Review Panel, 1:00 p.m.
 - 21-23 Council, 9:30 a.m.
 - 27 Preservation Board, 9:30 a.m.
- MAY 28 - JUNE 1
FCM Annual Conference



■ PROPOSED OPA COULD UNLOCK AFFORDABLE HOUSING, REVITALIZE COMMUNITY CENTRE ON DOWNTOWN SITE

OPTIMIZING OPPORTUNITY



Lana Hall

If approved by Toronto city council later this month, a City-initiated official plan amendment (OPA) could permit the development of new affordable housing and facilitate the much-needed revitalization of a community centre on a municipally-owned site, effectively transforming the southeast corner of Bathurst Street and Dundas Street West.

At its meeting on April 3, Toronto and East York community council approved staff recommendations for the City-initiated OPA that would see the site at 707 Dundas Street West and 327 Bathurst Street rezoned from Parks to Mixed Use. The site, located on the southeast corner of Bathurst and Dundas Streets, is owned by the **City of Toronto** and accommodates the **Toronto Public Library's** Sanderson branch, the **Scadding Court Community Centre** and a

City-owned outdoor pool.

According to a staff report, re-designating the lands would allow them to “accommodate multiple City services and priorities,” which could potentially include the co-location of residential uses, including affordable housing, without any impacts to the adjacent Alexandra Park, a well-used public greenspace.

The amendments would also help facilitate the revitalization of the pool, the library, and the Scadding Court Community Centre. The outdoor pool was identified for revitalization in the City of Toronto’s Parks and Recreation Facilities Master Plan 2019-2038, while Scadding Court Community Centre, which has operated as a non-profit since 1979, is in dire need of additional space.

At the April 3 community council meeting, Scadding Court Community Centre

director of operations **Rebecca Keenan** told the council that the centre provides more than 60 programs, including newcomer services, business incubator programs through its on-site shipping container market, entrepreneurship programs for seniors, urban agriculture education, a children’s camp and after-school activities, athletic programs, free meals and more. But with growing wait lists for these programs, said Keenan, the centre needs more space. “We use every inch of the building and surrounding land ... and we’re bursting at the seams,” she said.

Keenan told the committee that endorsing the planning division’s recommendations for the OPA would not only allow for the creation of more community centre space, it would provide an

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NRU PUBLISHING STAFF

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

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

Matt Durnan, Senior Reporter
matt@nrupublishing.com
Ext. 225

Lana Hall, Senior Reporter,
lanah@nrupublishing.com
Ext. 226

Peter Pantalone
Planning Researcher
peterp@nrupublishing.com

Jeff Payette
Design/Layout
jeffp@nrupublishing.com
Ext. 228

Samantha Lum
Sales and Circulation
samanthal@nrupublishing.com
Ext. 224

NRU PUBLISHING INC

SALES/SUBSCRIPTIONS
circ@nrupublishing.com

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Corporate Address
NRU Publishing Inc.
41 Roxborough Street East
Toronto, ON
M4W 1V5

Mailing Address
NRU Publishing Inc.
P.O. Box 75016
20 Bloor St. E. RPO
Toronto, ON M4W 3T3

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OPTIMIZING OPPORTUNITY

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opportunity to intensify the site for much-needed housing, something she called “an incredible city-building opportunity” for the busy corner.

“Building affordable housing above an expanded Scadding Court [Community Centre], library, and indoor pool while we’re in the midst of a housing crisis seems like a slam dunk for the future of our city,” Keenan told the committee.

In a follow-up interview with *NRU*, Keenan said she thought the community centre would need double its existing space to accommodate its waitlist participants, and to create programs for the future, such as a technology education hub and more market-testing opportunities for female and newcomer entrepreneurs.

“A lot of our work beyond

the recreational programming is about lifting people out of poverty,” says Keenan. “...We want to be able to think about that expanded space for the future, and also think about what can be useful for our community for the next 50, 100 years.”

As the site comprising both 707 Dundas Street West and 327 Bathurst Street is owned by the City of Toronto, **CreateTO** will lead its redevelopment. Details about the new building’s heights, unit count, and potential development partners will be

determined at a later date, but in an email to *NRU*, City of Toronto planner **Aileen Keng** said the City would pursue a mix of market-rate rental and affordable apartment units for the site. She also said the site’s existing structures would likely be demolished first, and the community centre and library rebuilt as a brand-new facility with residential uses above.

At the April 3 meeting, ward 10 Spadina-Fort York councillor **Ausma Malik** told Toronto and East York community council that the community centre and pool revitalizations are long overdue, and that intensification and a mix of uses proposed for the site represents a better use of municipally-owned land than the existing one and two-storey structures do.

“The community at Scadding Court Community Centre has been pushing for at least a decade for us to hear and respond to their needs,” she said. “...This is about strategically optimizing existing City land to create more vibrant, more multi-faceted community space.”

Malik said the combination of affordable housing and programming space for the Scadding Court Community Centre to continue providing “essential services” would help ensure a “stronger and more inclusive” Toronto.

Toronto city council will consider the proposed OPA for 707 Dundas Street West and 327 Bathurst Street at its next meeting on April 24-25. 🌱

Map showing the location of the corner site at 707 Dundas Street West and 327 Bathurst Street where the City of Toronto is proposing an official plan amendment (OPA) that would re-designate it from Parks to Mixed-use. The site is owned by the City of Toronto and currently accommodates a public library branch, a City-owned outdoor pool, and the Scadding Court Community Centre. The redesignation would permit the development of affordable housing on the site, as well as the badly-needed revitalization of the pool and community centre.

SOURCE: CITY OF TORONTO



NAVIGATING TROUBLED WATERS



Lana Hall

As changes to land use and climate patterns force Canadian municipalities to assess their flood risk and update aging stormwater infrastructure, the **City of Toronto** has partnered with **Arcadis** to overhaul the way they assess these risks. By using a digital 2D surface model that makes it easier to visualize flood-prone points in their neighbourhoods, City staff and residents alike are able to make better choices about infrastructure planning and flood preparation.

The City of Toronto has been undertaking flood vulnerability studies across the city for almost two decades, a task made even more urgent by an increase in flash flooding events experienced over the last few years. One of the challenges with conducting these studies, according to Arcadis resilience business unit director, water **Christine Hill** is that the City’s neighbourhoods vary wildly in terms of what kind of infrastructure they have.

Many neighbourhoods built prior to 1950, such

as the Rockcliffe—Smythe neighbourhood in Toronto’s west end, were built with a combined sewer system, meaning homes have a single pipe for both stormwater and wastewater instead of the recommended dual pipes. This leaves many of these homes at risk for basement flooding.

After the City of Toronto amalgamated in 1998, its engineers found themselves dealing with a series of former boroughs, which all had different design standards for their stormwater and sanitary compliance systems.

“There’s a pretty wide variation in how the storm systems were designed, both [because of] location and in time,” says Hill. As a result, City of Toronto staff has had to undertake nearly 60 different

area-specific studies to determine flood risk. The City’s most recent flood vulnerability study, involving a 6,000-hectare area comprising most of downtown Toronto, marks the first time the it has used the 2D mapping tool developed by Arcadis for one of these studies.

The 2D system represents flood risk visually, using a digital surface model, which is easier for both residents and non-engineering municipal staff to navigate. The tool simulates where stormwater will flow once it hits the ground, including into catch basins, manholes or natural greenspaces. Previously, a similar map would have a much more “technical” look and feel.

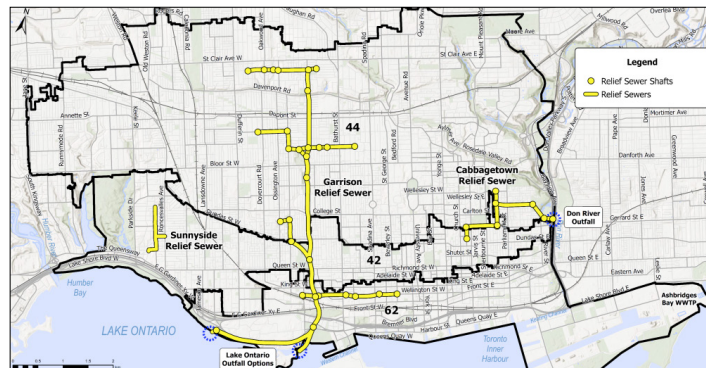
“It’s a much better visual

representation,” says Arcadis project manager **Jonathan Edwards** who worked with Hill and the City of Toronto on the project. “...Historically, it would be a series of points and dots, and you’d be looking at a technical modelling piece no one outside the business would really [understand].”

Edwards says the 2D mapping model is slowly gaining popularity in other countries, but it’s often used to evaluate flood risk in much smaller areas than the study area comprising downtown Toronto.

“We said ‘We’re going to do it on this whole area: every single catch basin,

CONTINUED PAGE 5 ■



Map showing the study area for the City of Toronto’s most recent basement flooding risk assessment. The yellow lines are proposed relief sewers that would store and redirect stormwater in the event of a flooding event. The City of Toronto has partnered with Arcadis for this study, using a digital 2D surface model the company developed that makes it easier for residents and municipal staff alike to visualize the flood-prone areas in their neighbourhoods.

SOURCE: CITY OF TORONTO

NAVIGATING TROUBLED WATERS

CONTINUED FROM PAGE 4

every single pipe, every single manhole,” Edwards tells *NRU*. “Everything that is used in drainage and flooding in the various sewer systems is all explicitly included in the model, so that we can really visualize and showcase exactly what is happening in certain areas, both in order to convey that to ... the City, or [to the public] to say ‘Hey, you can actually visually comprehend

what this type of flooding is going to look like.”

The mapping tool was provided to members of the public through an interactive digital public consultation platform, meaning residents in the study area could directly engage with a representation of the city’s drainage systems, in turn, understanding the level of flood risk to their own homes and neighbourhoods.

As a result of the study findings, City staff developed more than 950 infrastructure-related recommendations to reduce flood vulnerability within the study area, including adding underground water storage facilities such as tanks or pipes to store excess stormwater, and adding “inlet controls” to catch basins, which will help reduce the intensity of stormwater flow.

As extreme climate events like flash flood and rapid snowmelt become more frequent across the GTHA, aging municipal infrastructure is experiencing unprecedented strain. The first step in fortifying this infrastructure, is understanding its vulnerable points, says **Western University** engineering professor and **Institute for Catastrophic Loss Reduction** director of engineering studies **Slobodan Simonovic**.

“Our infrastructure, especially the stormwater infrastructure, originates in the 1950s,” says Simonovic. “And the conditions at that time were quite different.”

According to Simonovic, flood risk is usually measured by calculating a municipality’s potential hazards, such as changing weather conditions or storm intensity, as well as its exposure to these hazards. Evaluating that level of exposure would include assessing the adequacy of manmade stormwater infrastructure or the amount of permeable surface area, such as greenspace. Mapping

this level of exposure, as the City of Toronto is doing, helps municipalities know which areas might be most at risk, which helps them prioritize infrastructure funding amid budget constraints as well.

“Replacing the infrastructure or updating the infrastructure from the 1950s is extremely costly. No one would be able to do it in one shot,” he says. “So first knowing exactly in what state is the infrastructure and then converting that into a quantitative measure of risk does help a City to ... start dealing with the locations which are the most sensitive or the highest risk, and then move down the scale.”

Edwards tells *NRU* he hopes to see this interactive technology used more commonly, both to bolster resident engagement and to help municipalities make more targeted recommendations.

“You’re taking all this surface data and you’re using all of it, as opposed to boiling it down to just a few points,” he says. “So it definitely improves the understanding of the problem, and it also [means] that when you’re putting forward a solution, you can be much more confident that ... you can functionally see the impact.” 🌱

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CUTTING TO THE CHASE

CONTINUED FROM PAGE 1

Victorian architecture, with a commercial storefront at grade and residential uses above.

Originate's proposal would bring 362 new residential units to the corner site, including nine affordable rental homes, and approximately 600 square metres of retail space at grade.

"This is a collection of a few properties that are primarily low-rise commercial and

maybe some odd residential in there. This is one of those examples of what we're seeing in a lot of areas in Toronto that traditionally haven't had much height but are now experiencing approvals that are introducing more height," **Goldberg Group** principal **Michael Goldberg** told *NRU*.

"These are happening particularly in scenarios that

are well-served by public investment in new transit infrastructure, so it's becoming quite customary to introduce height in areas where it didn't previously exist."

Immediately surrounding the site is the Parkdale Queen West Community Health Centre, which is a three-storey non-residential building to the north, while to the south of the site on Bathurst Street is a group of three-storey townhomes, a nine-storey residential building, and an associated surface parking lot.

To the east of the site, on the east side of Bathurst are a

number of low-rise townhomes that are slated for demolition to make way for a proposed development that would bring a 12-storey non-residential building and 16-storey residential building to that site. West of the site is a two-storey semi-detached residential building.

Two blocks south is the future site of the King-Bathurst subway station on the Ontario Line, which is currently under construction.

"With its proximity to the downtown area and connections to existing and future transit, the Garrison Common North area will continue to grow and intensify, ensuring a wide range of housing options are provided and available, while enhancing the public open space and public realm," City of Toronto planner **Aileen Keng** told *NRU*.

The site is designated as 'Mixed-Use Areas' under the City's official plan, meaning there is no requirement for Originate to apply for an official plan amendment. The site is also included in the City's recently-adopted official plan amendment (OPA) 778, which added 283 kilometres of new Avenues to the city's urban

CONTINUED PAGE 7



Aerial image showing the location of the site at 152-164 Bathurst Street and 623-627 Richmond Street West where Originate Developments is proposing to develop a 29-storey mixed-use building that would accommodate 362 new residential units, including nine affordable rental units.

SOURCE: CITY OF TORONTO

CUTTING TO THE CHASE

CONTINUED FROM PAGE 6

structure map.

The Avenue policy review work that resulted in OPA 778 is part of the City’s Housing Action Plan and seeks to expand mixed-use areas and as-of-right zoning on Avenues, while creating transition areas between Avenues and

Photo showing the site at 152-164 Bathurst Street and 623-627 Richmond Street West where Originate Developments is proposing to develop a 29-storey mixed-use building. The site currently accommodates 10 low-rise commercial buildings, nine of which would be demolished to make way for the proposed development. A heritage-designated building on the site at 164 Bathurst (visible on the right-hand side of image), a Victorian-style brick building, would be retained and integrated into the podium of the new building as part of the new development.

SOURCE: CITY OF TORONTO

Neighbourhoods.

“This application could impact the area in multiple ways: bringing more people located closer to existing and future transit, bringing affordable rental units, new at-grade retail space in the future building, public realm improvements, and continued conservation of the heritage building at 164 Bathurst Street,” Keng said.

Originate’s proposal has undergone some revisions since the initial application was submitted in June 2021. At that time, the developer was seeking to develop an 18-storey building, but with ever-evolving planning legislation that is pushing for more housing density close to transit,

the application has evolved, now coming in at 29 storeys, resulting in a substantial increase in proposed dwelling units from 211 units originally to 362 units now.

That proposed height increase has brought has enabled the inclusion of nine affordable rental homes in the proposal through discussions between the project team and the City’s planning department.

“That formed part of the discussion with staff [the matter of including affordable housing]. It was an enticement to the City to justify and bolster the merits of the increased height, because this isn’t just market-based units, now there is a mixture of tenures in the mix,” Goldberg said.

“This system of working together with staff—we weren’t taken through what may have been in the past, a long and arduous process. We were able to cut to the chase of the issues quite quickly, and now here we

are in April with a final report.”

Toronto and East York community council adopted staff recommendations to approve the zoning by-law amendment, with an amendment from ward 10 Spadina-Fort York councillor **Ausma Malik**, directing development review staff to continue to consult with residents living in close proximity to the proposed development to discuss matters related to streetscape design, traffic mitigation, and construction impacts.

The zoning by-law amendment will be considered at the next Toronto city council meeting on April 23-25. 🌱



STANDING COMMITTEE AGENDAS

EXECUTIVE COMMITTEE

Executive Committee will consider the following agenda items at its meeting on Monday, April 14 at 9:30 a.m. in committee room 1, City Hall.

Quayside Phase 1 affordable housing update—[Report](#) provides an update on interim work being undertaken since the adoption of the Quayside Business Implementation Plan in 2022 to realize the significant housing objectives in Quayside Phase 1. A total of 550 affordable rental homes

are anticipated to be delivered in Quayside Phase 1, which represents an increase from the 458 units estimated at the time of rezoning approval in July 2024.

George Street Revitalization Project—[Report](#) recommends that council authorize staff to proceed with the design and construction of the Phase 1 George Street Revitalization project based on a City-delivered approach. The project will co-locate shelter services, a long-term care home, supportive housing with wrap-around services,

and a community hub. Phase 1 construction is estimated to begin by Q4 2026, with occupancy targeted for end of 2029.

Towards a Beautiful City—[Report](#) outlines five priority actions for staff to advance to increase beauty in the public and private realms in the city and to advance design excellence in Toronto. The actions include: (1) developing an internal governance model to help ensure design excellence in the public realm; (2) undertaking an inventory and review of procurement

processes; (3) developing a “Considerate Construction” guideline; (4) reviewing City maintenance, service levels, and operational practices; and (5) reviewing and enhancing a “Toronto Clean and Beautiful” campaign.

Lowering the polling age—[Report](#) responds to council direction and recommends lowering the minimum polling age to participate in neighbourhood polls from 18 to 16, with associated amendments to the Toronto Municipal Code. 🌱



PROPERTY ADDRESS	2816 Bloor Street West & 3-5 Kingscourt Drive
TOTAL LOT SIZE	15,062 sq. ft.
LOT DIMENSIONS	125 ft x 120.70 ft
URBAN STRUCTURE	Avenues
OFFICIAL PLAN LAND USE	Apartment Neighbourhoods
ZONING	Residential Multiple Dwelling (RM) & Residential Detached (RD)
PROTECTED MAJOR TRANSIT AREA (PMTSA)	Old Mill Station PMTSA

INVESTMENT HIGHLIGHTS

-  **PRIME CORNER PROPERTY IN THE KINGSWAY**
-  **LUXURY MID-RISE DEVELOPMENT OPPORTUNITY**
-  **IMMEDIATE PROXIMITY TO TRANSIT & AMENITIES**

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ALEX PROTOMANNI*
Associate Vice President
416.495.6284
alex.protomanni@cbre.com

FRANK PROTOMANNI** P. ENG., MBA
Senior Vice President
416.495.6299
frank.protomanni@cbre.com

PAT VIELE*
Executive Vice President
416.495.6258
pat.viele@cbre.com

JORDAN EARLS
Sales Representative
416.495.6244
jordan.earls@cbre.com

CBRE Limited, Brokerage
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OLT NEWS

SETTLEMENT APPROVED FOR AVENUE-LAWRENCE DEVELOPMENT

In an April 2 decision OLT Vice-Chair **Sharyn Vincent** allowed appeals, in part, by **First Capital Holdings (Ontario) Corporation** against the **City of Toronto's** failure to make a decision on its official plan and zoning by-law amendment applications for 272-296 Lawrence Avenue West and 1507-1549 Avenue Road.

In June 2020, First Capital submitted applications for a portion of the site, which is located at the northeast corner of Avenue Road and Lawrence Avenue West. The applications proposed the

development of two mid-rise buildings of 10 and 13 storeys, in addition to a private road and a privately-owned publicly accessible space. Through subsequent resubmissions, the development site was enlarged from the original submission to include the adjacent properties at 272 Lawrence Avenue West and at 1549 Avenue Road.

In December 2023, First Capital appealed its applications to the OLT, citing the failure of the City to make a decision on the applications within the statutory *Planning Act* timeframes. First Capital engaged in mediation with the City, the **Lytton Park Residents Organization**, and the **Bedford Park Residents Organization**.

As a result of these efforts, counsel for First Capital submitted a without prejudice settlement offer to Toronto city council in October 2024, proposing to settle the appeals on the basis of several revisions to the proposal.

The settlement proposal was endorsed by city council. It seeks to develop two mid-rise buildings, a 14-storey building at the corner of Avenue Road and Lawrence, and a 13-storey building to the north, fronting onto Avenue Road. Several at-grade retail units are proposed, including a large space intended for a grocery store.

A new public road is now contemplated along the eastern edge of the site between Lawrence Avenue West and Douglas Avenue. A 1,038.2-square-metre on-site

parkland dedication is now proposed in the northwestern corner of the site.

The Tribunal received affidavit evidence from planner **Michael Bissett (Bousfields)** in support of the settlement proposal. Having been satisfied that the proposed amendments represent good planning, the Tribunal allowed the appeals, in part, on an interim basis and subject to the fulfillment of various conditions for final approval.

Solicitors involved in this decision were **Anne Benedetti (Goodmans)** representing First Capital Holdings (Ontario) Corporation and **Marc Hardiejowski** representing the City of Toronto. [See *OLT Case No. OLT-23-001323*.] 🌸

TLAB NEWS

COSTS AWARDED AGAINST FOREST HILL VARIANCE APPELLANT

In an [April 7 decision](#), TLAB Member **Brian Gallagher** issued a cost award against **Forest Range Developments Inc.** associated with its appeal for minor variances for 39 Burton Road.

Forest Range had appealed the Committee of Adjustment's refusal of its application for variances to construct a three-

storey single-detached dwelling on the Burton Road property. Neighbours **J. Altman** and **B. Blumenthal** had been granted party status in the appeal, retaining legal counsel and a planning witness to oppose the appeal.

After filing its appeal, Forest Range failed to file evidence or documentary materials leading up to the hearing, as required by the TLAB's rules. Nor did it appear at the hearing or give notice to the TLAB or to

Altman and Blumenthal that it would not be attending the hearing.

The TLAB issued a decision on October 30, 2024, upholding the Committee's decision to refuse the variances. Subsequently, Altman and Blumenthal submitted a motion for costs to recover expenses that they had incurred in preparation for the hearing.

The motion sought a cost award of \$22,691.86 against Forest Range. The TLAB agreed that Forest Range had not acted reasonably in accordance with the TLAB's rules, and

that a cost award was therefore warranted. The TLAB granted a reduced cost amount of \$15,128 to be divided equally between Altman and Blumenthal. 🌸

PEOPLE

The **Royal Architectural Institute of Canada** (RAIC) announced the recipients of its 2025 RAIC awards earlier this week. Among this year's awards recipients are two Toronto-based people and three Toronto-based projects.

Kuwabara Payne McKenna Blumberg Architects founding partners

Marianne McKenna and **Shirley Blumberg** are the recipients of the RAIC gold medal 2025. In its remarks on this year's gold medal recipients, the jury said "Shirley Blumberg and Marianne McKenna are visionary architects whose work showcases design sensitivity, technical excellence, and foresight in sustainability, reflecting a deep understanding of spaces. Their architectural contributions are both beautiful and meaningful, impacting Canadian and international landscapes. Through platforms like BEAT, they promote equity, diversity, and inclusion and have paved the way for women and other practitioners from diverse backgrounds."

LGA Architectural Partners is one of two

recipients of the 2025 RAIC research and innovation in architecture award for its study on Single Exit Stair Building Code Reform. The jury praised the value of this research, which received support and funding from round 4 of the **Canada Mortgage and Housing Corporation's** Housing Supply Challenge, with the following remarks: "This meticulous study of single exit stair building code reform presents a transformative approach to addressing Canada's housing challenges. Through richly documented research and elegant visual presentation, the project demonstrates a comprehensive understanding of current barriers to housing supply."

MJMA Architecture & Design is named a recipient of the 2025 RAIC research and innovation in architecture award for its research for the Western North York Community Centre: Advancing Net Zero Emissions Standards in Public Architecture. The jury summarized the value of the project with the following comments:

"This innovative research establishes crucial benchmarks for Canada's first Net Zero Energy aquatic facility, addressing a significant gap in building performance data. The project expertly balances technical innovation, including embodied carbon standards, with practical solutions for moisture, materials, and operational challenges. Presented in an elegant, accessible way, this project and work demonstrates admirable commitment to knowledge sharing and will serve as a valuable model for future community recreation facilities across Canada."

The publication "SET PIECES: Architecture for the Performing Arts in Fifteen Fragments" has earned **Diamond Schmitt Architects** the 2025 RAIC architectural journalism and media award. The jury describes the document as follows: "Set Pieces is a beautifully crafted exploration of performance space architecture that bridges technical expertise with human experience. Through clear language and compelling imagery,

it engages both architects and the public. Particularly relevant post-pandemic, it offers valuable insights into the cultural role of performance spaces while sharing practical design solutions. The thoughtful integration of sensory elements, geometry and materiality creates an illuminating resource."

For more information on these people and projects and on all of the 2025 Royal Architectural Institute of Canada awards recipients, please visit the RAIC website [here](#). Warm congratulations to all of the recipients!