



March 24, 2026

Toronto and East York Community Council  
c/o City Clerk's Office  
Toronto City Hall  
100 Queen Street West  
Toronto, ON

**Re: TE31.23 - Bloor - Yorkville Cultural Heritage Resource Assessment - Final Report**

Dear Chair Moise and Members of the Toronto and East York Community Council,

This letter is submitted jointly by ABC Residents Association (ABCRA), the Greater Yorkville Residents Association (GYRA), and the Bloor East Neighbourhood Association (BENA).

We are writing to draw your attention to recent coverage of the Bloor-Yorkville Cultural Heritage Resource Assessment (CHRA) in the March 20, 2026, edition of *Novae Res Urbis Toronto*, a weekly subscription-based publication focused on municipal planning, development, and policy issues across the City of Toronto.

The article provides a clear overview of the CHRA findings and the recommendations endorsed by the Toronto Preservation Board. It highlights the identification of 88 properties with potential cultural heritage value and the recommendation to initiate a Heritage Conservation District (HCD) study for the Yorkville Village core. It also underscores the unique historic character of the area, particularly its low scale-built form and converted house typologies and notes the increasing development pressures surrounding the core. Importantly, the article reinforces that the CHRA represents only a first step, and that further action is required to secure long-term protection.

## **We strongly support the staff recommendations before you.**

As outlined in our previous correspondence to the Toronto Preservation Board, these recommendations are the result of a process that began in 2021 and has experienced significant delays. Those delays have materially increased the vulnerability of identified heritage resources at a time of intensifying development pressure associated with MTSA and PMTSA policies.

The CHRA has now clearly established the cultural heritage value of this area and identified a defined and manageable study area, including a compact village core of approximately 28 properties. Given its limited scale, cultural significance, and economic importance to the City, there is a strong and compelling case to proceed without further delay.

## **RECOMENDATIONS**

We therefore respectfully request that TEYCC:

- Support and adopt the staff recommendations arising from the CHRA.
- Emphasize the urgency of initiating the Heritage Conservation District (HCD) study for the Yorkville Village core as a priority implementation item.
- Recognize that further delay risks the irreversible loss of the area's defining low-scale character as development pressures continue to intensify.

In addition, we request that the Committee direct Planning staff to report to the May meeting of TEYCC on the status, timeline, and strategy for completing the Bloor-Yorkville / North Midtown Secondary Plan.

The CHRA findings, combined with the prolonged delays in the Secondary Plan process, make it clear that coordinated action is now required. Advancing both heritage protections and the broader planning framework in tandem is essential to ensuring that growth in this area is properly managed and that the defining character of Yorkville is not lost.

We appreciate your consideration and strongly encourage your support.

Sincerely,

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MH Spence, Board of Directors  
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# NOVÆ RES URBIS TORONTO

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ATRIUM

RESIDENTIAL TOWER WOULD BRING HUNDREDS MORE HOMES TO EVOLVING UPPER JARVIS NEIGHBOURHOOD

## TRENDING UPWARDS IN UPPER JARVIS

Matt Durnan

A high-rise residential development proposed for a site in the Upper Jarvis neighbourhood would bring significant new housing to the area, including a small number of rental replacement units, in an area of the downtown that is in the midst of a transformation that will see several new tall buildings developed in the coming years.

At its February 4 meeting, Toronto city council adopted **Earl Huntley Limited Partnership's** official plan and zoning by-law amendment applications for a site at 2-8 Earl Street and a portion of 10 Earl Street and 5 Huntley Street. The proponent is seeking to develop a 63-storey residential building that would bring

709 new residential units to the site, including nine rental replacement units.

The roughly 0.14-hectare site is located at the northeast corner of Earl Street and Huntley Street, roughly 800 metres south of Bloor Street

East. Currently, the assembled site accommodates five semi-detached homes located at 2, 4, 6, 8 and 10 Earl Street, respectively, and a duplex at 5 Huntley Street.

All of the existing homes on the site, except for the one

at 10 Earl Street, would be demolished to make way for the proposed development.

While Earl Huntley LP owns the property at 10 Earl Street, the existing three-storey home on the site, which will

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Rendering of Earl Huntley Limited Partnership's proposed 63-storey residential building for a site at 2-8 Earl Street and a portion of 10 Earl Street and 5 Huntley Street. The building would bring 709 residential units to the site, including nine rental replacement units.

ARCHITECT: TURNER FLEISCHER ARCHITECTS

SOURCE: CITY OF TORONTO

## UPCOMING DATES

### MARCH

- 25-27 Council, 9:30 a.m.
- 30 Board of Health, 9:30 a.m.
- Preservation Board, 9:30 a.m.
- 31 Etobicoke York Community Council, 9:30 a.m.
- North York Community Council, 9:30 a.m.

### APRIL

- 1 Scarborough Community Council, 9:30 a.m.
- Toronto & East York Community Council, 9:30 a.m.
- 3 Good Friday
- 14 Planning & Housing Committee, 9:30 a.m.
- 15 Executive Committee, 9:30 a.m.
- 16 TTC Board, 9:30 a.m.
- 22-24 Council, 9:30 a.m.
- 27 Preservation Board, 9:30 a.m.
- 29 Etobicoke York Community Council, 9:30 a.m.
- North York Community Council, 9:30 a.m.
- 30 Scarborough Community Council, 9:30 a.m.
- Toronto & East York Community Council, 9:30 a.m.
- 4 Board of Health, 9:30 a.m.



## CITY EXPLORING OPTIONS FOR POSSIBLE HERITAGE PROTECTIONS IN YORKVILLE VILLAGE

# ASSESSING CORE VALUE



Lana Hall

The City of Toronto is considering options for stronger heritage protections in the Yorkville neighbourhood, particularly for the neighbourhood's walkable village core and some of its historic converted house forms, which help tell the narrative of Yorkville's storied cultural and architectural evolution.

At its meeting on March 12, the City of Toronto's Preservation Board got its first look at the findings of the Bloor-Yorkville Cultural Heritage Resource Assessment study. A cultural heritage resource assessment study is a tool the City uses to analyze how an area has changed over time and to gain a better understanding of how communities value the local cultural heritage of an area. The City collaborated with **Common Bond Collective** on the study.

The preservation board endorsed staff recommendations to request that council adopt the

list of 88 properties within the study area boundaries identified to have potential cultural heritage value for further study, and to recommend that council direct staff to review a portion of the Yorkville Village Core to determine if the area merits a formal Cultural Heritage Conservation District (HCD) study.

The boundaries of the study area run from the Canada Pacific Rail corridor to the north, Yonge Street, Rosedale Valley Road, and Sherbourne Street to the east, Charles Street

to the south, and Avenue Road to the west.

At the March 12 preservation board meeting, City of Toronto heritage planning project manager **Gary Miedema** outlined the Yorkville pocket's storied evolution.

Following a period of stewardship and habitation by the Wendat Peoples and the Mississaugas of the Credit First Nation, what we think of today as the Village of Yorkville was settled in the 1880s, with Scollard and Cumberland

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[Yorkville Village] is a unique, special place in the city that attracts enormous numbers of people, just for the experience of sitting in the park, and enjoying the restaurants... There is a real threat to the low-scale character of Yorkville.

- Paul Bedford

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# ASSESSING CORE VALUE

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streets serving as the area's residential core. Those streets were characterized by narrow lots with modest wood-frame semi-detached dwellings, while larger brick residences on more substantial parcels surrounded them.

By the 1950s, institutional and commercial uses—including Grace Hospital and a postal station—had replaced much of the earlier fine-grained residential fabric between Yonge and Church streets.

By the late 19th and early 20th centuries, continuous blocks of mixed-use buildings lined Yonge between Bloor Street and Davenport Road.

Eventually, Yorkville would emerge as a shopping district, as well as an arts and cultural hub lined with coffee houses and live music venues. Many of those commercial buildings were converted from the remaining older residential

sites on Yorkville, Cumberland and Scollard, giving Yorkville its distinct village look and feel. A “significant number” of those converted house forms make up the City's list of properties recommended for heritage designation, Miedema told the

preservation board.

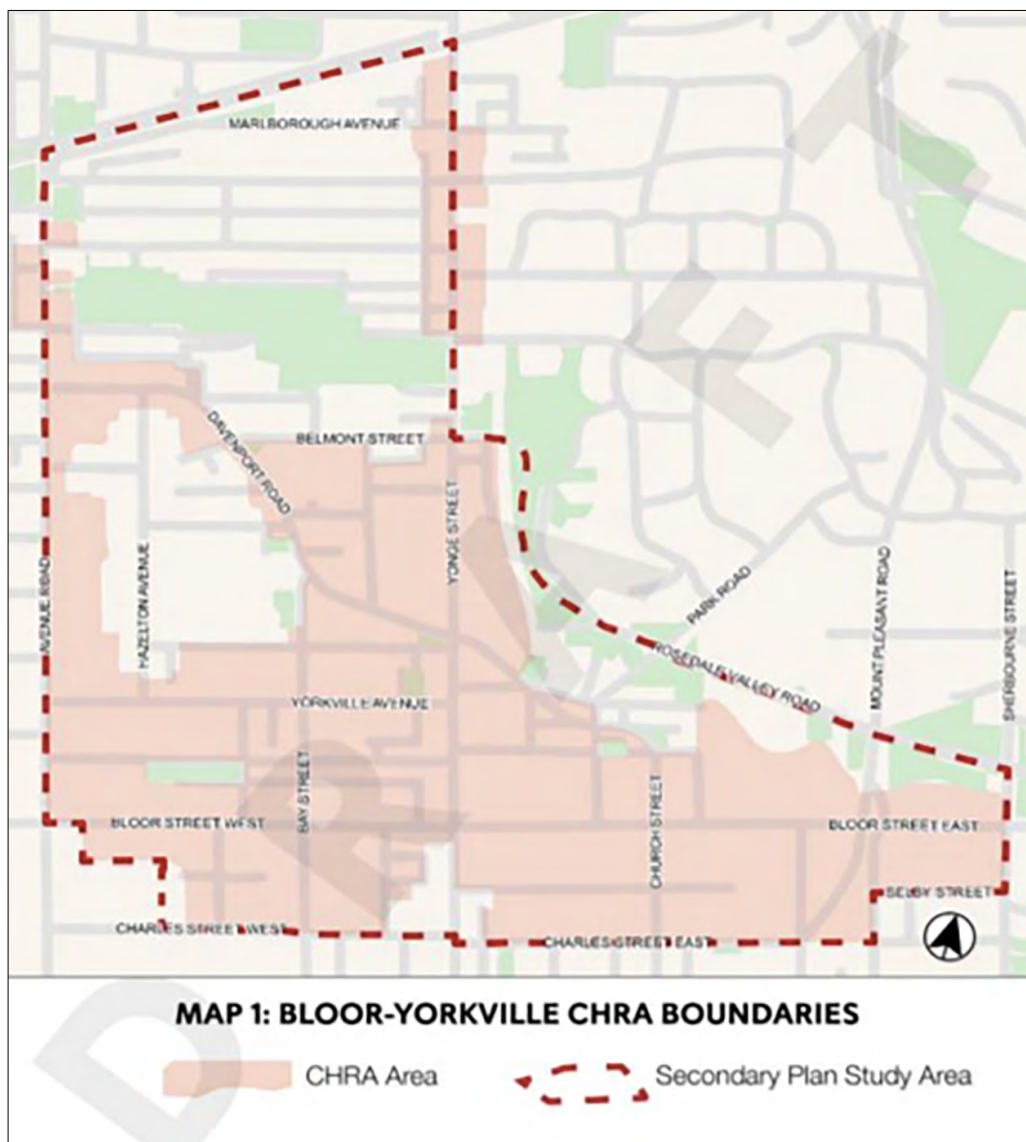
“That speaks very much to the conversion, the evolution of this area from residential into a commercial hub.”

Despite evolving into a more high-end commercial and high-rise residential hub in recent decades, Yorkville still retains many of its original residential structures, while the core village is characterized by brick sidewalks, lower-scale buildings, and several parkettes and squares that

serve as outdoor gathering spaces. It's that village core, **Greater Yorkville Residents Association** (GYRA) director of community planning **Paul Bedford** told the preservation board, that should be the subject of any City-initiated HCD study.

“[Yorkville Village] is a unique, special place in the city that attracts enormous numbers of people, just for the experience of sitting in

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Map showing the boundaries of the Bloor-Yorkville Cultural Heritage Resource Assessment study. The study, undertaken by the City of Toronto and Common Bond Collective, identified 88 properties in the Yorkville neighbourhood with potential heritage value, and recommends the City undertake a formal Heritage Conservation District study of the Yorkville Village Core.

SOURCE: CITY OF TORONTO

# ASSESSING CORE VALUE

CONTINUED FROM PAGE 3

the park, and enjoying the restaurants,” said Bedford.

Bedford acknowledged that increasing development pressures have resulted in more towers being built around the perimeter of the village core and near the neighbourhood’s subway stations, which make the work of a HCD study even more urgent.

“There is a real threat to

the low-scale character of Yorkville,” he said.

Others present at the preservation board meeting felt the list of 88 properties to be considered for heritage designation, which also includes some apartment buildings and commercial structures such as the Manulife Centre at 55 Bloor Street West, was too “liberal,” and would result in excessive restrictions for property owners. **Torys LLP** associate **Colette Koopman** spoke at the meeting on behalf of **Chartered Professional Accountants (CPA) of Ontario**, which owns the property at 69 Bloor Street West, an address also included on the City’s list

of properties to be further assessed for possible heritage protection. CPA Ontario, said Koopman, would object to the building being listed on the heritage register, due to the “maintenance costs associated with such a designation and the limitations that would come with such a designation in the future.”

In response, City of Toronto senior manager of heritage planning **Mary MacDonald** noted that the list of 88 properties is only in the early stages of consideration for heritage value. Should council approve the recommendation to adopt that list, the only implication would be that those properties would become subject to a requirement for a cultural heritage report to be undertaken if the property was undergoing a major development or redevelopment proposal. The properties would also be listed on the City’s

open access map showing both designated heritage properties and properties identified as having potential heritage interest.

“This is only the first step in an analysis,” she said.

City council will consider the item at a future meeting. 🌸

Photo depicting houses converted for commercial use, a common low-rise building typology seen on Yorkville’s side streets that demonstrate the area’s storied evolution and transition from a residential village to a predominantly commercial destination.

SOURCE: CITY OF TORONTO



# TURNING THE KEY ON PODIUM SCHOOLS



Lana Hall

As developable greenfield land in Toronto becomes scarcer, school boards are increasingly looking to integrate their new educational facilities into new mixed-use tower developments. But this trend comes with design challenges, particularly around pedestrian safety for students and separation from other co-locating land uses. To provide consistency in design performance among these types of podium school developments, the **Toronto District School Board** (TDSB) has released a set of guidelines

that seek to inform developers on how podium schools might best be designed.

Earlier this year, the TDSB released its first set of design guidelines for elementary “podium schools,” schools that are integrated within the base of a mixed-use or residential development. Typically, such schools are located within densely-populated urban neighbourhoods where development space is limited, and where new schools must maximize vertical space and integrate with their immediate environment in a way that

traditional greenfield school sites do not.

The new guidelines recommend that schools being built within the podiums of new mixed-use high-rise buildings be connected as much as possible with nearby community amenities, such as public transportation or community centres. Safety measures such as controlled access points into the school and traffic management strategies should be implemented, as should access to nature and outdoor learning opportunities to compensate

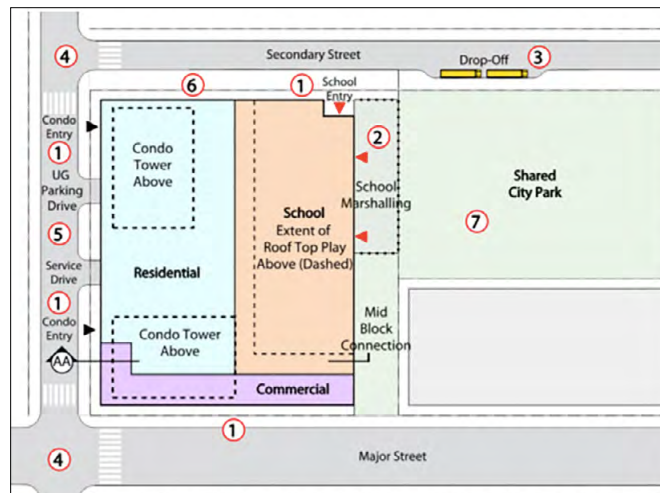
for reduced outdoor space at grade. Some of the latter might be accomplished by integrating vegetation into the school’s architecture.

When schools are co-located with commercial or residential uses, developers should consider appropriate distances between school and public entrances, should create clearly identifiable drop-off areas, and design adequately-sized outdoor open spaces at grade for “marshalling of students,” according to the guidelines.

When architectural firm **CS+P** was tapped to help **Tridel** and the TDSB design one of Canada’s first podium schools (a redevelopment of **North Toronto Collegiate Institute**) more than a decade ago as part of a larger, mixed-use development, there was little precedent available in Canada. CS+P looked mainly to “vertical schools” that had been developed in Chicago and New York for inspiration, says CS+P associate principal **Victoria Beltrano**. Many of the elements

Diagram from the Toronto District School Board’s (TDSB) newly-released design guidelines for “podium schools”. A podium school is a school that is integrated within the base of a mixed-use or residential development, rather than built as a single use on a greenfield site. The podium school guidelines recommend designs that create a clear separation between school uses and other uses within the mixed-use development, that include traffic safety elements for students and pedestrians, and that integrate outdoor space and vegetation.

SOURCE: TDSB



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# PODIUM SCHOOLS

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CS+P ultimately incorporated into the new North Toronto Collegiate Institute design are now recommendations within the TDSB's podium school guidelines, which CS+P helped create. Those elements include ensuring wider sidewalks, gathering spaces, and dedicated school bus drop-off space around podium schools at grade, as well as ensuring clearly delineated uses.

"A mixed-use residential building has a bunch of occupants and a bunch of uses: Stairs, amenities, lobbies, things like that," says Beltrano. "So how do you separate that ... in a way that meets student safety requirements?"

Outdoor amenities for students may need to be integrated more thoughtfully as well, says Beltrano. The North Toronto Collegiate Institute, for example, has access to an indoor gymnasium, but also a rooftop playground on the podium's fourth floor.

"Outdoor play still has to happen on these sites, and it can happen a bit differently," says Beltrano.

Another podium school is in the development pipeline within **Concord Adex's** Concord Park Place, a mixed-use development at Sheppard Avenue West and Leslie Street (See: "New School Thinking" *NRU Toronto*, Friday,

July 19, 2024). During the master-planning process for that development, the **City of Toronto** earmarked a portion of the site for a potential school, and Concord Adex worked with the TDSB to design what Concord Adex vice-president of development **Gabriel Leung** calls a "turnkey" school on the ground floor of a high-rise rental tower. The school has yet to begin construction.

"They were interested but they were worried it would not work well for them," Leung says of the school board. "So we showed them some architectural studies to demonstrate how a school can exist easily and peacefully under a condo."

The school will have a private entrance on the opposite corner to the tower's residential entrance, and direct access to an outdoor play area at

grade. A canopy structure and setbacks above the podium will provide separation between the residential units in the tower above and the outdoor activities of the students. Care was taken to ensure a design where local traffic to and from residential and commercial loading docks, as well as to and from underground parking garages, does not intersect with school bus and student drop-off zones.

"The key thing is that the school [should emphasize] privacy and safety for students, whether there's a residential condo above them or not," says Leung.

Ultimately, says Leung, who has a background in architecture, opting to incorporate school uses into the tower podium required no more cost or logistical difficulty than integrating any other amenity, just a more thoughtful approach.

For Beltrano, the new TDSB podium school guidelines are a way of ensuring that new urban schools aren't relegated to podiums as an afterthought,

but rather are designed to be intentional parts of the community.

"These sites really shouldn't be a kind of compromise. They have the potential to actually be outstanding learning environments," Beltrano notes. "We think they're inevitable, but we want to make sure that they're done right."

As cities densify, particularly with young families, the alternative to building new urban schools is bussing children from new residential developments to TDSB schools outside of their urban neighbourhoods, which creates a disconnect, says Beltrano.

"That's really unfortunate. [Podium schools create] opportunities for people to live and work and go to school in their communities."

To learn more about or to access the new TDSB Podium School Design Guideline, please visit the TDSB website [here](#). 🌱

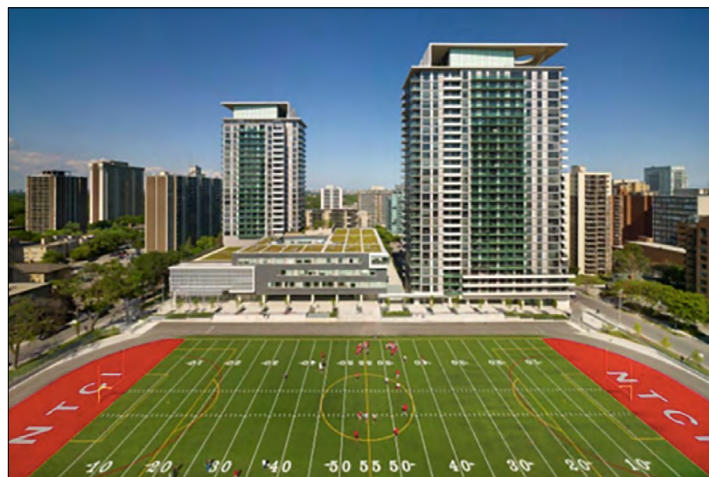


Image of the redeveloped North Toronto Collegiate Institute at 17 Broadway Avenue, in Midtown Toronto. The school was rebuilt into the podium of a mixed-use tower development.

SOURCE: TDSB

# UPWARDS IN UPPER JARVIS

CONTINUED FROM PAGE 1

be retained, is not slated for redevelopment. Rather, a whole row of existing homes from 10-28 Earl Street are listed on the City of Toronto's heritage register, with the exception of 28 Earl Street.

10 Earl Street is noted in this application because there is a limiting distance agreement (LDA) in place with respect to the property at 10 Earl Street and its neighbouring sites. This affects Earl Huntley's proposed 63-storey residential development by requiring that the proposed tower is set back at least 10 metres from the east lot line on 10 Earl Street.

The seven existing rental units on the site (four units at 6 Earl Street and three units

at 8 Earl Street) would be replaced in compliance with the **City of Toronto's** rental replacement policy, along with two additional rental units, for a total of nine rental replacement units.

The site is largely surrounded by similar ground-related residential buildings, with a public laneway located immediately east of the site and a series of three-storey townhouses directly east of the laneway, which fronts Earl Street. Further east are more two and three-storey townhouses.

South of the site, on the south side of Earl Street are a number of three-storey townhouses, and further

south, as you move towards Wellesley Street East are predominantly townhouses and low-rise apartment buildings, interspersed with some newer tall buildings. North of the site are more two and three-storey single-detached residential buildings.

While low-rise residential units predominate here, the area is in a state of transition and has seen a considerable amount of growth and intensification over the past number of years. Located within 500 metres of Sherbourne station and 700 metres of the Bloor-Yonge station (and within two protected major transit station areas [PMTSAs], this trend towards increased height and density will only continue.

Just up the road from the site, at 10 Huntley Street, **APS Holdings** has proposed a 45-storey residential development. Two **Capital Developments** projects just

400 metres west of the site—one proposed for 88 Isabella Street (a 62-storey residential building) and another proposed for 90-94 Isabella Street (a 69-storey residential building)—have been approved by city council.

"The Upper Jarvis neighbourhood is seeing increased development activity, with a trend toward taller residential buildings, especially in areas close to transit. Recent approvals in the immediate area include buildings ranging from approximately 45 to 69 storeys," City of Toronto planner **Tiffany Ly** told *NRU*.

Earl Huntley LP's application amends the City's official plan and the site has been redesignated from "Neighbourhoods" to "Apartment Neighbourhoods".

The Upper Jarvis area is part of a City of Toronto neighbourhoods study that

CONTINUED PAGE 8

Photo showing the site at 2-10 Earl Street where Earl Huntley Limited Partnership is proposing to develop a 63-storey residential building. The assembled site currently accommodates five three-storey semi-detached houses along Earl Street, along with a duplex at 5 Huntley Street (not pictured). All of the existing buildings, except for the home at 10 Earl Street, would be demolished to make way for the proposed development.

SOURCE: CITY OF TORONTO



# UPWARDS IN UPPER JARVIS

CONTINUED FROM PAGE 7

got underway in 2022 and is ongoing. The study is evaluating the implications of a number of development applications like this one, that seek to develop taller buildings on lands designated as “Neighbourhoods”, with the intent of developing a planning framework to assist in evaluating active and future development proposals in the area.

“While the study is still underway, the vision for the area is to create a vibrant walkable community with a mix of uses and building types — connected through a high-

quality and comfortable public realm,” said Ly.

The proposed development would introduce a 63-storey building to the site, inclusive of a four-storey podium element, with a double-height residential lobby to be located along the west side of the building, fronting Huntley Street. The lobby would be nine metres in height. The ground floor area within the podium would also include indoor amenity space.

“The proposal also includes nine replacement rental units, lane widening and public realm improvements such as widened sidewalks, tree planting and

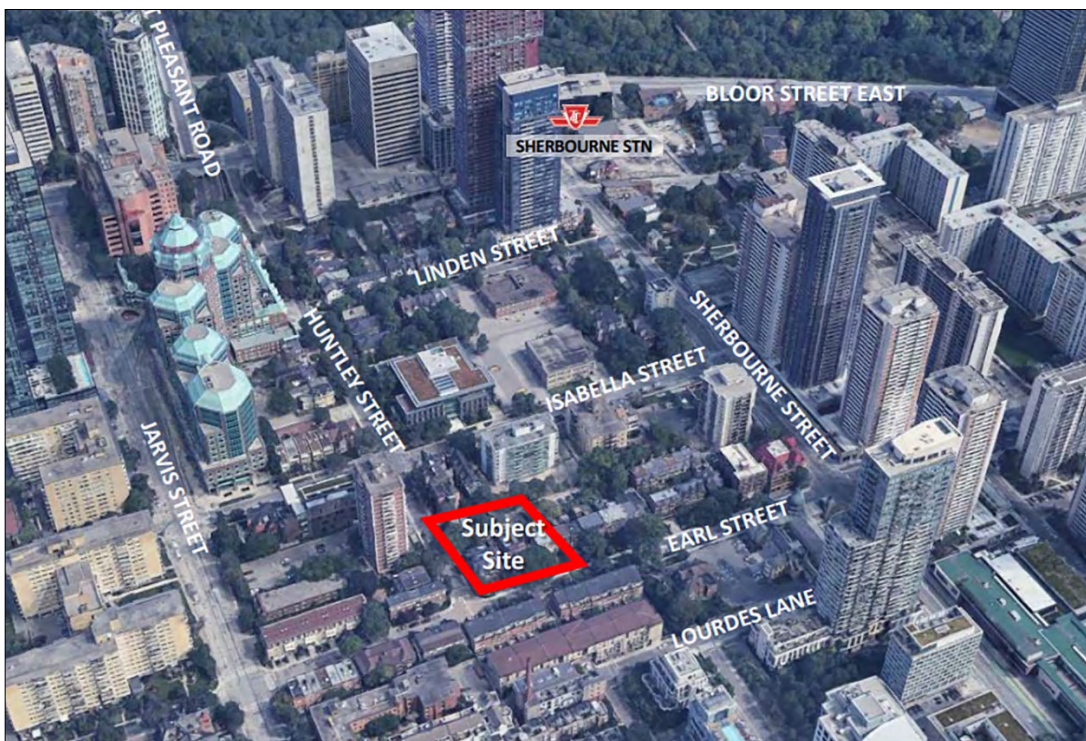
landscaped setbacks. The ground floor of the proposal is designed to animate the street with active uses, including residential amenity/workshare space,” Ly said.

A total of 709 residential units are proposed for the development, with roughly 23 per cent of those earmarked for two-bedroom units and 10 per cent for three-bedroom, for a total of around 33 per cent family-sized units.

“The site is strategically located to be within close convenient walking proximity of several subway station and regular surface transit service, contributing to the ongoing utilization and support of transit, minimizing vehicle trips, promoting energy efficiency and active transportation options,” said **Goldberg Group** in its planning

rationale report.

“The site is also located within a short and convenient walking distance to employment uses, shopping, entertainment and dining, which promotes active transportation in the form of walking and cycling. Development of the subject site for a high-rise residential building will be an efficient use of land, with a more dense urban form that will cost-effectively utilize existing infrastructure and community facilities.” 🌱



Aerial image showing the location of the site at 2-8 Earl Street and a portion of 10 Earl Street and 5 Huntley Street in the Upper Jarvis neighbourhood where Earl Huntley Limited Partnership is proposing to develop a 63-storey residential building. The site currently accommodates five semi-detached homes at 2, 4, 6, 8 and 10 Earl Street and a duplex at 5 Huntley Street. All of the existing buildings on the assembled site, except for the home at 10 Earl Street, would be demolished to make way for the new development.

SOURCE: CITY OF TORONTO

# OLT NEWS

## TWO-TOWER DEVELOPMENT APPROVED FOR SITE NEAR GLENCAIRN SUBWAY STATION

In a March 2 decision, OLT Vice-Chair **Scott Tousaw** allowed appeals, in part, by **Osmington Gerofsky Development Corp.**, **PM Viewmount 1 Inc.**, **PM Stayner 1 Inc.**, **1000563224 Ontario Inc.** and **1000670323 Ontario Inc.** (collectively OGDC) against the **City of Toronto**'s failure to make a decision on its official plan and zoning by-law amendment applications for 253-263 Viewmount Avenue and 12-18 Romar Crescent.

In July 2024, OGDC submitted applications proposing to redevelop the site with two residential towers of 35 and 39 storeys, containing a total of 1,055 dwelling units. The proposal included a 565-square-metre parkland dedication intended to enlarge the adjacent Benner Park. The City did not make a decision on the applications within the statutory *Planning Act* timeframes, and OGDC appealed to the OLT.

OGDC subsequently engaged in mediation with the City and reached a settlement based on a revised proposal that was considered and endorsed by Toronto city council at its October 2025

meeting. The settlement proposal contemplates the development of two towers of 36 and 39 storeys, containing a total of 1,033 dwelling units. The podium height has been lowered from what was originally proposed, and podium and tower setbacks have increased. A 565-square-metre parkland dedication continues to be accommodated.

The Tribunal held a settlement hearing where it heard evidence from planner **Pino Di Mascio** (**SvN Architects + Planners**) in support of the revised proposal. Di Mascio opined that the revised proposal will appropriately intensify an underutilized site that is located 100 metres from the Glencairn subway station, an area that has been the focus of numerous high-density development proposals in recent years.

The Tribunal accepted Di Mascio's uncontested planning evidence and allowed the appeals, in part, approving the official plan and zoning by-law amendments on an interim basis subject to the fulfillment of various conditions. Solicitors involved in this decision were **Jason Park** and **Sarah Kagan** (**Kagan Shastri DeMelo Winer Park**) representing Osmington Gerofsky Development Corp.,

**PM Viewmount 1 Inc.**, **PM Stayner 1 Inc.**, **1000563224 Ontario Inc.** and **1000670323 Ontario Inc.**, **Jamie Dexter** and **Sara Amini** representing the City of Toronto, **Raj Kehar** (**WeirFoulds**) representing **Zvi Halpern-Shavim** and **Michelle Ladny-Shavim**, **Siraj Syed** (**WeirFoulds**) representing **Mark Nitz** and **Julie Saunders**, and **Aaron Platt** (**Loopstra Nixon**) representing **TONLU Holdings Ltd.** [See *OLT Case No. OLT-25-000121.*] 

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# IN BRIEF

## [City holding open house for landowners seeking to start a small-scale construction or reno](#)

The **City of Toronto** is inviting homeowners, small builders, and industry professionals considering starting a small-scale residential construction or renovation project in Toronto to attend an open house on Monday, March 23 from 5:30 p.m. to 7:30 p.m. at the Metro Hall rotunda (55 John Street).

At the event, City staff will be on hand to answer any questions about zoning, building permits, tree permits, inspections, licensing requirements and relevant City programs related to housing and home improvements.

To learn more about the requirements for obtaining a building permit in Toronto, please visit the City website [here](#).

## [City holding in-person open house on applications in Keele-St. Clair secondary plan area](#)

The **City of Toronto's** development review division has received a number of official plan amendment (OPA), zoning by-law amendment (ZBLA), and draft plan of subdivision applications for sites within the boundaries of the Keele-

St. Clair secondary plan area in ward 9.

The new Keele-St. Clair secondary plan, approved by the **Ministry of Municipal Affairs & Housing** in August 2025, provides the planning framework to guide growth and support the creation of a complete community in the Keele-St. Clair area.

The City is holding an in-person open house public information session on the status of applications received by the City for sites in this area. Under the secondary plan, these applications are being reviewed in accordance with policies pertaining to sustainability and the environment, public realm, parks and open spaces, community services and facilities, affordable housing, employment uses, and built form.

Members of the public are invited to attend an in-person open house information session on the status of recent development applications for sites in the Keele-St. Clair secondary plan area on Tuesday, March 31 from 6:00 p.m. to 8:00 p.m. at St. Matthew Catholic School (18 Lavender Road).

For more information on the policies guiding growth in the Keele-St. Clair secondary plan area, please visit the City website [here](#).

## [City holding virtual public meeting on High Park Movement Strategy Implementation](#)

The **City of Toronto** is entering phase 2 of its community engagement on the High Park Movement Strategy Implementation, focusing on road design in the park.

At an upcoming virtual meeting, members of the project team will present design options to improve High Park roads and support all forms of mobility based on the results of a public life study and input from technical experts.

Members of the public are invited to participate in a virtual public meeting on the High Park Movement Strategy Implementation on Wednesday, April 1 from 6:00 p.m. to 8:00 p.m. on the City's Webex platform. To register to participate in the April 1 meeting, please visit the City website [here](#).

To learn more about the High Park Movement Strategy Implementation, please visit the City of Toronto website [here](#). An online survey on the implementation will be available on the City website starting April 1. 🌱

# TLAB NEWS

## VARIANCES APPROVED TO LEGALIZE AS-BUILT CONDITION OF LONG BRANCH HOUSE

In a March 18 decision, TLAB Member **Brian Gallagher** allowed an appeal by **Vesna Sedlasek** against the **City of Toronto** Committee of Adjustment's (COA) refusal of her minor variance application for 29 Lake Promenade.

Sedlasek sought 14 variances to legalize and maintain the single-detached dwelling that she recently constructed on her lakefront property. She had previously obtained minor variances from the COA in

2017 and in 2019. However, the dwelling was not constructed in accordance with the previously-approved plans and variances. An order to comply was issued, and Sedlasek was fined \$10,000 by the City.

In December 2023, Sedlasek submitted a further application for minor variances to the COA to recognize the as-built condition of the house. The COA considered and denied the variances, and Sedlasek appealed to the TLAB.

A hearing took place and the TLAB considered evidence from planner **Adrian Litavski (Johnston Litavski)** on behalf of Sedlasek in support of the

variances, and from planner **Alyssa Hawley** on behalf of the City of Toronto in opposition. **Long Branch Neighbourhood Association** representatives **Judy Gibson** and **Christine Mercado**, as well as several neighbours, appeared in opposition to the variances.

The TLAB affirmed that its role in this appeal was to evaluate the variances as if the unlawful construction had never taken place, and not to approach the variance application punitively. After recounting the evidence and testimony that it heard, the TLAB found that the variances satisfy the *Planning Act* tests and should

be approved. It found that the house, as constructed, continues to fit within the eclectic pattern of built form along the nearby lakefront lots, and has no undue adverse impacts.

The TLAB allowed the appeal and granted the variances, subject to a requirement for the installation of 1.5-metre-high privacy screens along the east and west sides of the rear deck.

Solicitors involved in this decision were **Ian Flett (Flett Law)** representing Vesna Sedlasek and **Ultra Gautam** representing the City of Toronto. 🌸

## PEOPLE

The **Royal Architectural Institute of Canada** (RAIC) has announced its 2026 fellows. Induction into the RAIC College of Fellows is among the highest honours that RAIC bestows. It is a formal recognition of RAIC members' exceptional contributions to the field of architecture, celebrating

individuals' achievements in architectural research, scholarship, public service, or professional excellence in Canada or internationally. This year's Toronto-based fellows are as follows: **DIALOG** partner **Stuart Elgie, Julian Jaffary Architect** principal **Julian**

**Jaffary, Moriyama Teshima Architects** associate director of sustainability **Olivia Keung, Studio of Contemporary Architecture (SOCA)** principal and co-founder **Shane Laptiste, Diamond Schmitt** principal **Michael Leckman, Diamond Schmitt** principal **Matthew Smith, ENFORM architects** principal

**Kevin Stelzer, ZAS Architects + Interiors** founder and senior principal **Paul Stevens, Diamond Schmitt** principal **Michael Szabo, Urban Strategies** partner **Michel Trocmé, and Urban Strategies** partner **Eric Turcotte.** The fellows will be inducted into the RAIC College during a convocation ceremony at the 2026

RAIC conference in Vancouver on Monday, May 6. To learn more about all of the 2026 fellows being recognized by RAIC across Canada, please visit the RAIC website [here](#).