

**Witness Statement**

**John Gladki, Principal Consultant and Director  
GHK International (Canada) Inc.  
130 Spadina Avenue, Suite 802,  
Toronto, Ontario M5V 2L4**

**Re: Ontario Municipal Board case Nos. PL060443 and O060093 and File No  
Z060066, 150 Sudbury Street  
Ontario Municipal Board Case No. PL051203, 1171, 1171 R, Queen Street West  
Ontario Municipal Board Case No. PL060087, 48 Abell Street**

**1. Qualifications**

I am a professional planner with 30 years of experience. I have a Master of Environmental Studies degree (planning) from York University (1974). I am a Member of the Canadian Institute of Planners and a Registered Professional Planner.

I am currently a principal consultant and director of GHK International (Canada, Ltd), a planning and economics consulting firm, where I have worked for the last eight years. Prior to my employment with GHK, I held a number of senior positions with the City of Toronto Planning and Development Department including Director of Policy and Strategic Planning, where, amongst other things, I was responsible for preparing the City's Official Plan and Zoning Bylaw.

*My curriculum vitae* is attached as Schedule A to my witness statement.

I am familiar with the area. I am currently involved with the planning approvals for a number of developments in the Toronto's central area with private clients as well as area wide planning studies for public sector clients.

**2. Knowledge of Area and Scope of Witness Statement**

I was retained in July of this year by Active 18, a local residents group working towards establishing a comprehensive planning framework for the area to ensure a high quality of development that is integrated with the surrounding community. I have visited the area on a number of occasions and reviewed all of the applications and the relevant planning and policy documents affecting the site.

The following represents a review of the documents I will be relying on to present my evidence as well as my opinion on a number of issues relating to the applications before the Board. My Statement is organized to first provide an overview of the area, then to outline policy and planning documents I will be relying on for my opinion, followed by comments on the issues facing the area as a whole and finally comments on each individual application.

## **NATURE OF EVIDENCE**

### **3. Description of the West Queen West Triangle (WQWT) Area and Area Context**

The area currently has a mix of industrial-style warehouse buildings on large tracts of land, some dating from the 19<sup>th</sup> Century. Three buildings on Queen Street within the WQWT area are designated as heritage buildings. The area is bounded on the south by a major railway line, creating a barrier to access. The street grid immediately north of the area is interrupted at Queen Street West and does not continue south into the area. There are only remnants of streets at the western edge of the area, otherwise the area has no public street infrastructure. There is no parkland in the area and the larger surrounding area falls within a category with the lowest level of parkland provision in the City. The WQWT area is home to a number of employment activities, including a significant concentration of artists, some of whom live, as well as work, in the area.

The WQWT area is located in the midst of the most vital and important arts-related community within the City of Toronto. Queen Street West, both to the east and west of the area, includes a dynamic mix of galleries, working studios, performance spaces and arts-related facilities. The buildings along Queen Street represent a diverse mix of architectural and historical styles and uses within an overall framework that is conducive to a vibrant pedestrian environment at all times of the day. The buildings and uses combine to provide a pattern of intense activities that contribute significantly to the City's economic and social well being. The residential communities adjacent to Queen Street West complement these activities by providing a range of housing options in compatible, but flexible, building types.

The redevelopment of this area offers an opportunity to create a well planned, vibrant addition to the City fabric that is integrated with its surroundings, while at the same time building on the strengths and positive attributes currently located in the area. However, inappropriate redevelopment could result in an unpleasant and substandard urban environment. To achieve a successful neighbourhood, planning and development of the area must be looked at comprehensively. Failure to do this could result in an uncoordinated mass of undesirable, unsafe and inaccessible buildings and spaces.

### **4. In Force City of Toronto Official Plan Policies**

The in force Official Plan for the former City of Toronto designates these lands as a Low Density Mixed Commercial-Residential Area along Queen Street West and Mixed Industrial-Residential Area for the remainder of the lands, south of the Queen Street frontage. The mixed commercial-residential area designation contemplates development at low densities "generally within the range of 3 to 5 storeys". This strip along Queen Street West is also subject to the main street policies contained in the Plan. The mixed industrial-residential designation envisions a mix of community service, retail, service uses and environmentally compatible industrial uses at densities ranging from 2 times for residential to 3 times for industrial or mixed industrial-residential buildings.

The plan also contains policies relevant to this area regarding physical form and amenity, parks and open space, heritage, housing, economic activity, the arts and community services and facilities.

#### **5. Garrison Common North Part II Plan Policies**

The area is also subject to the policies of the Garrison Common North Part II Plan which provide more detail than the General Official Plan to guide development in this area. There are more specific policies regarding density provisions for both the Mixed Commercial-Residential Area and for the Mixed Industrial-Residential Area, generally within the framework provided in the Official Plan.

The Part II Plan also includes a number of principles to guide development including, integrating the area with its surroundings, addressing open space issues, providing a variety of land uses and range of housing types, providing adequate community services, sensitivity and protection of industrial operations and achieving a high level of environmental quality. A prominent aspect of the Part II Plan is its emphasis on achieving a high quality of urban design through a number of initiatives.

The Part II Plan provides for the introduction of a street network into the area including extending Sudbury Street, Northcote Street and Abell Street. The Plan states that Council have regard for retaining industrial buildings and jobs when considering rezonings for the area and that a number of matters be considered for large redevelopment sites (over 1 hectare in size) including block size and orientation, relationship of new streets to surrounding neighbourhoods, preserving and enhancing views, providing setbacks from rail corridors, servicing and parking access, providing a high standard of residential amenity and improving existing streetscapes.

#### **6. Provincial Policy Statement (PPS)**

The Provincial Policy Statement “provides policy direction on matters of provincial interest related to planning and development”. The current Statement came into effect on March 1, 2005.

Section 1.3.2 of the PPS states: “Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it has been demonstrated that the land is not required for employment purposes over the long term and there is a need for the conversion.”

The official application date for some of the applications before the Board may be somewhat ambiguous, however, even if it is deemed that these applications were filed after March 1, 2005, it is useful to refer to this Statement as the most current thinking at the Province with respect to employment lands.

## **7. City of Toronto New Official Plan**

Although not applicable to these applications, it is instructive to examine the policies in the new Official Plan as they pertain to this site, since these represent the most up to date planning thinking at the City. The new Official Plan designates the WQWT area as a Regeneration Area. Regeneration Areas are intended to provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live work and utility uses in an urban form. Each Regeneration Area requires a Secondary Plan to set out a framework for development based on urban design guidelines, a greening strategy, park and streetscape improvements, community services and facilities, a heritage strategy, environmental policies and transportation policies.

## **8. Garrison Common North Secondary Plan**

The WQWT area will also be subject to the policies of the Garrison Common North Secondary Plan, once the new Official Plan comes into force. This plan generally reiterates the policies of the overall in force City Plan and the Garrison Common North Part II Plan in terms of uses. It also reiterates that the same street network outlined in the Part II Plan be introduced into this area and places emphasis on providing a range of housing types, suitable for households of all sizes and on encouraging uses that provide employment opportunities.

In addition, the plan states that an area study be completed prior to the approval of significant development on certain lands, including the WQWT area, to address urban design guidelines, a parks and open space plan, a community improvement strategy, a community services strategy, environmental policies and transportation policies.

## **9. Conclusions re Policy Framework**

The policy framework that emerges from a review of these documents provides a clear basis for assessing development applications in the WQWT area. The main features of this framework can be summarized as follows:

- i. The need to approach planning in the area in a comprehensive manner in order to integrate the area with surrounding neighbourhoods, and introduce public infrastructure, including providing a network of streets and blocks.
- ii. Addressing planning applications in relation to the area as a whole, not as isolated parcels.
- iii. Achieving a high quality of urban design and built form.
- iv. Providing a network of parks and open spaces to address the needs of current and future residents and workers.
- v. Protecting industrial jobs and buildings.
- vi. Addressing arts related activities, including artist work spaces.
- vii. Providing a diverse mix of housing types, tenure and affordability.
- viii. Achieving sustainable development.

**10. A Vision for the Future: West Queen West Triangle Charrette Proceedings, March 5, 2006**

The Charrette was organized by Active 18 in order to provide area residents and businesses as well as supporters from the arts and design communities to come up with a plan for the Area. It builds on many of the planning policies in place for this area referenced above, particularly the importance of preparing a plan for the area that addresses road and infrastructure needs, the importance of addressing employment activity and a diversity of uses in any redevelopment, the importance of accommodating artist live/work requirements, the importance of providing parks and open space and community services.

The major ideas that emerged from the charrette include: the retention of 48 Abell for artist live/work studios, development that respects the scale and nature of Queen Street, establishing an effective mixed use zoning which includes commercial, light industrial and residential uses, as well as a mix of unit sizes and income targets, establishing a pattern of streets and blocks, addressing the need for green space, providing a pedestrian and cycle link across the railway tracks to the south, developing a sustainability strategy and achieving a high quality of design.

**11. May 30, 2006 Reports, Director, Community Planning, Toronto and East York; June 23, 2006 Report, Chief Corporate Officer; June 27, 2006 Report Chief Planner and Executive Director, City planning Division; June 30, 2006 Report, General manager, Parks, Forestry and Recreation**

These reports outline the basis for the City's area specific planning framework and implementation strategy to achieve City policy objectives for the area and to address the range of issues identified with the three development proposals for the WQWT area. These reports propose that a number of measures be undertaken to implement the framework. The intent is to combine public initiatives with planning approvals for the three applications to secure a network of public streets in the area, address the parks and open space needs and secure non-residential space as a substantial component of the redevelopment of the area. The reports also addresses a number of built form considerations including linkages to the areas to the south, heights and a network of private open spaces.

The reports address a number of important objectives and propose mechanisms to pursue these. These represent a good beginning for creating a new neighbourhood in this area. However, there a number of ambiguities in the reports on how and when essential neighbourhood services and amenities, such as parkland, will be provided. The reports do not adequately address how to achieve a sufficient amount of non-residential space, including live/work and studio space for artists, what an appropriate mix of residential and non-residential uses might be, how to achieve a mix of unit types, the nature and

provision of streetscape improvements and what the appropriate heights and building forms might be in key parts of the area.

## **12. Comprehensive Planning: Streets and Blocks**

The introduction of a street system into the area is essential to provide a framework for development. The extension of Sudbury Street, Abell Street as well as additional north south and east west connections that function as public streets are key requirements for allowing development to proceed. Ideally, Northcote Street would also be extended between Queen Street and the extension of Sudbury Street as contemplated by the Garrison Common North Part II Plan and the Garrison Common Secondary Plan. If this is deemed not possible, because it may result in an undevelopable parcel along Queen Street West frontage at the western edge of the 1171 Queen Street West site, an alternative would be to move the north-south public roadway closer to the eastern edge of the site. An east-west public access route is also required along the northern edge of the property at 150 Sudbury Street to connect with the north-south street.

The location of the additional east west and north south connections to the extensions of Abell Street and Sudbury Street can be organized to respect property lines and need to be designed in order to provide clearly perceived public access to the interior of the block and to rationalize circulation, servicing and parking access. The approvals for any development in this area need to be conditional on achieving this network of public streets and access routes. An appropriate mechanism for achieving this is to use the Holding provision of the Planning Act and to make the lifting of the "H" conditional on the provision of the road system for the area.

## **13. Relationships Between Buildings: Location and Height of Buildings**

The applications before the Board were planned and designed in isolation from each other, resulting in uncoordinated and disjointed building forms and open spaces. All three applications propose significant increases in height and density. The City has prepared massing diagrams to show the effect if the applications were developed as proposed. In particular, the proposal for 48 Abell, results in very dense and inappropriate development which would compromise the quality of development on adjacent parcels and generate a negative impact on the surrounding neighbourhood.

In general, it is appropriate to approach building heights to achieve a main street character on Queen Street West, in accordance with the policies of the Official Plan, while placing taller buildings along the southern edge of the area closer to the railway tracks. This pattern is generally in accordance with the "Physical Form and Amenity" policies of the City's Official Plan. The heights of the taller buildings should respect the pattern of recent approvals in the surrounding areas, such as the Centre for Addiction and Mental Health (CAMH) development.

Adjustments are required to the application for 48 Abell in order to accommodate the retention of the existing 3 storey industrial building on the site. This will be addressed

more fully later in this witness statement. In addition, the placement and heights of buildings on the 48 Abell site and the 1171 and 1171 R Queen Street West site and, to a lesser extent, on the 150 Sudbury site will need to be adjusted to accommodate streets, open spaces and adjacency conditions.

#### **14. High Quality Urban Design and Built Form**

A number of initiatives are required in order to achieve the policy objectives for high quality urban design in the area in accordance with the urban design policy framework outlined in City planning documents. These include:

- A plan for the “public realm” that addresses appropriate setbacks from streets, tree planting, paving materials and permeability for storm water dispersal;
- Urban design guidelines that address lighting, public safety and design of publicly accessible open spaces;
- Design guidelines for buildings overlooking, both existing and proposed streets, parks and open spaces, including corner conditions, to provide for appropriate fenestration and building articulation;
- Design guidelines for the Queen Street West frontage to provide for spaces at grade that reflect the predominant pattern of retail activity existing along the street;
- Design guidelines that provide for a pattern of entrances and doors along Queen street West that reflects the predominant pattern that currently exists along the street.
- An urban design review panel mechanism that provides for a peer review of buildings to achieve the highest quality of architectural design possible for the area.

#### **15. Parks and Open Space**

The City's in force Official Plan identifies the WQWT area as within an area with less than 0.2 hectares of parkland per thousand persons, the lowest category of parkland provision in the City. In her report to the Administration Committee, dated June 30, 2006, the General Manager, Parks, Forestry and Recreation, has recommended that 0.4 hectares of land be acquired for parkland in two locations within the WQWT area. This is proportionately considerably less than was provided in the nearby Centre for Addiction and Mental Health (CAMH) development, which is referenced as a benchmark regarding height matters in the May 30, 2006 Report from the Director, Community Planning, Toronto and East York District on the OMB Appeal OPA and rezoning Application for 1171 and 1171R Queen Street West. If the same standard that is being provided on the CAMH site (approximately 1 ha for a development area of 10.9 ha) was applied to this area, 0.65 hectare of parkland would be required (for more than 6.5 ha of development area), just to address anticipated development without addressing current needs.

With the understanding that the provision of 1 hectare of parkland cannot practically be provided in this area, because of the fractured pattern of land ownership and limited acquisition options, the provision of at least 0.4 hectares of parkland in the WQWT area

would be minimally acceptable, provided that a holding bylaw were enacted covering all development in the area and that one of the conditions of lifting of the H was the acquisition by the City of 0.4 hectares of parkland as well as the funds required for landscaping and park improvements and a schedule that demonstrates how the completion of the park construction will coincide with the timing of development.

In addition, because this would still result in a low level of parkland provision, an additional condition of lifting the H for this area should include the following:

- Providing a pattern of widened sidewalks with tree planting along public streets, to create a linear park system;
- Providing a landscaped "green" pathway adjacent to the railway line along the extension of Sudbury Street;
- Securing a system of publicly accessible pathways and landscaped open spaces on the privately owned lands.

Because of the deficiency of parkland for current residents and workers in this area, any new residential development would exacerbate the deficiency if parkland was not provided. It is therefore essential that the measures outlined above are addressed prior to approving the applications before the Board. If these matters cannot adequately be secured, the applications involving residential development should not be approved.

## **16. Protecting Industrial and Creative Jobs and Buildings**

Given the emphasis on retaining employment lands and activities in the PPS, the Official Plan and the Garrison Common Part II Plan and the existing concentration of industrial and creative activity in the WQWT area and the surrounding area, it is critically important to pursue options for addressing employment policies in this area as part of any redevelopment.

The Chief Planner's May 30<sup>th</sup> report states that the WQWT area has approximately 40,000 sq metres of studio, light industrial and retail space and proposes an approach that would result in "no net less of non-residential space". Many of the users of the non-residential space include an array of light industries including workshops of various sorts, artist's studios, galleries and related activities. As an example, 48 Abell currently houses a large number of workshops, artist's studios and artist live/work studio spaces.

The statements regarding the retention of industrial buildings, including industrial buildings which may have architectural or historical merit, as outlined in the Garrison Common Part II Plan, should be applied to retaining most of 48 Abell, in particular the oldest portion of the building, dating from 1887. 48 Abell represents a critical building in the area, defining the area's importance as a focus for arts-related activities. Retaining the building would address the principle of retaining industrial buildings and should be counted towards achieving the no net loss of 40,000 square metres policy, regardless of whether it includes commercial, retail, institutional, artist's or photographer's studios, or artist live/work studio spaces, as defined by the City.

The Report from the Chief Planner and Executive Director, City Planning Division, dated June 27, 2006, outlines options and recommends mechanisms to implement City policy regarding retaining industrial jobs reflected in the Official Plan and the Garrison Common Part II Plan, including the policies contained therein for considering rezonings. In order to achieve its objective of "no net loss" of industrial space, the Chief Planner proposes that each property provide, at a minimum, its proportionate share of the existing 40,000 square metres of non-residential gross floor area in the WQWT area. This makes sense as an organizing principle, but the concept of non-residential space includes commercial, institutional, retail and restaurant uses, which would not address City policy objectives to retain industrial uses including artist workspace.

While the principle of including a range of non-residential uses within the "no net loss" target is appropriate, it would also seem appropriate to include a specific target for industrial space as defined by the City, which would include artist's or photographer's studios and/or artist live/work studios. The current Garrison Common Part II Plan provides for a split of 33.3% industrial space and 66.7% residential uses in the Mixed Industrial-Residential Area for developments at a maximum of 3 times coverage. The same ratios should also apply to the applications before the Board for the area identified as Mixed Industrial-Residential Area for redevelopment if these applications exceed 3 times coverage.

Assuming that the proposed developments obtain approval for more than 3 times coverage, if 33.3% of the total development area is set aside for non-residential uses and this amount exceeds the allocated proportion of the 40,000 square metres of non-residential space for each property required to meet the "no net loss" policy, then any additional non-residential space should be required to be used for light industrial purposes only, as defined by the City. In other words, any development over 3 times coverage should be required to provide at least one third of the space within the development for non-residential uses, and any amount that exceeds the proportion allocated to the property to meet its share of the 40,000 square metres to achieve "no net loss" of non-residential space, should be allocated exclusively for light industrial uses. Below 3 times coverage the use policies of the Part II Plan should apply.

In summary, the following should form the basis for achieving the objectives regarding the retention of industrial employment and buildings:

- 48 Abell should be retained for non residential uses.
- Each property should be required to provide, as a minimum its proportionate share of the existing 40,000 square metres of non residential gross floor area in the WQWT area.
- Any development in the currently designated Mixed Industrial-Residential Area over 3 times coverage, should be required to provide at least one third of the space within the development for non-residential uses, and any amount that exceeds the proportion allocated to the property to meet its share of the 40,000 square metres to achieve "no net loss" of non-residential space, should be allocated exclusively for industrial uses. For example, if development in this area on a property of

12,000 square metres in size were to be approved at a coverage of 4 times the area of the lot (48,000 square metres of building), then 16,000 square metres (1/3 of the density) would be allocated for non-residential uses. If the required proportion of space can meet the "no net loss" policy on the site was 10,000 square metres, then the remaining 6,000 square metres would be used for light industrial uses.

#### **17. Policies re Cultural and Creative Activities: Housing and Work Space**

The importance of the cultural sector for the City economy is well documented in the May 30, 2006 report from the Director of Community Planning, Toronto and East York. The City's in force Official Plan, the new Official Plan, the Culture Plan for a Creative City and the Economic Development Strategy all recognize and reinforce the importance of culture and creativity as a key elements of the City's future evolution. Studies on the competitiveness of cities globally have also established a fundamental link between economically successful, healthy cities and a vibrant arts sector.

The WQWT area is home to a significant concentration of working artists as described in the City's May 30, 2006 report. In fact, as the report states the census tract within which the area is located, contains a concentration of artistic residents that puts it within the top 1 percentile of census tracts in this category across the Toronto Census Metropolitan Area. The same report states that according to the City of Toronto Employment Survey there is a total employment of 495 within the WQWT area, of which 31%, or 154 are involved in creative enterprises.

The development strategy for the WQWT area needs to retain the area's function as a creative hub within the City, based on its current role as a place where creative workers are concentrated, suitable and affordable work space is located and opportunities as well as spaces for collaboration are available. One way to achieve this would be to require that each development within the WQWT area provide for its proportionate share of 150 artist's or photographer's studios and/or artist live/work studios (based on the employment number in creative enterprises within the WQWT), as defined in the City's Zoning Bylaw and that this count towards the provision of "no net loss" of non residential space. This requirement could be secured as part of a Section 37 Agreement, under the Planning Act. This is a legitimate use of Section 37, since the provision of artist live/work studios represents facilities that achieve City policy objectives, in return for additional height and density.

#### **18. Policies re Housing Mix**

The Garrison Common Part II Plan states that development should provide a range of housing types in terms of built form, affordability and tenure and that encouraging a high quality of urban design for development includes the provision grade related units suitable for families with children.

The provision of a range of housing types and sizes within the WQWT area would prevent a monolithic pattern of development with a vast majority of small units being

built in each of the developments. The current applications would add 1309 units of housing to the area. A small proportion of these are proposed as grade related that might be suitable for families with children. Given the City's policy objective of providing a mix of housing types and the general desirability of creating diverse and mixed neighbourhoods, it would be appropriate to require each of the developers to provide a mix of units, with at least 25% of all units with 3 or more bedrooms in size.

#### **19. Policies re Sustainability**

City policies state that development in the WQWT area should provide a high level of environmental quality. The City has been preparing a considerable amount of work to develop a "Green Development Standard" that is specifically tailored to Toronto's context. The "Toronto Green Development Standard, 2006" was prepared by City staff in June of this year and endorsed by the City's Round Table on the Environment and City Beautiful Committee. It provides a good foundation for achieving sustainable development in new developments.

In order to meet the City's policy objectives for providing a high level of environmental quality in the area, all development should commit to build in accordance with the "Toronto Green Development Standard, 2006".

#### **20. Conclusions re Development Opportunities and Constraints**

The following summarizes my general conclusions regarding development opportunities and constraints for the WQWT area:

- The WQWT area is constrained by its location adjacent to the railway tracks which act as a barrier to the south, its lack of public streets and infrastructure and its location in one of the areas of Toronto with the least amount of parkspace as a ratio to population.
- The range of employment activities in the area, particularly in creative enterprises, and its location adjacent to the vibrant Queen Street West arts neighbourhood provide a significant opportunity for integrating employment and arts related activities in new development.
- Approval of development applications in the WQWT area should be based on a number of planning principles and policies as established in City planning documents. These include:
  - The need to approach planning in the area in a comprehensive manner in order to integrate the area with surrounding neighbourhoods, and introduce public infrastructure, including providing a network of public streets, blocks and access routes, to be provided through the application of the Holding Bylaw.
  - Addressing planning applications in relation to each other, not as isolated parcels, based on a planning framework that generally reflects main street objectives along Queen Street West and somewhat higher buildings to the south at heights that reflect recent planning decisions.

- Achieving a high quality of urban design and built form through plans for the public realm, development that reflects the pattern of ground floor activity along Queen Street West, and design review panels.
- Providing a network of parks and open spaces to address the needs of current and future residents and workers including at least 0.4 hectares of parkland and a system of linear parks along Queen Street West, Abell Street and the Sudbury Street extension, to be provided prior to the lifting of the "H".
- Protecting industrial jobs and buildings by retaining 48 Abell Street and ensuring there is "no net loss" of non residential space, a portion of which would be industrial space.
- Addressing arts related activities, including artist workspaces by arranging for the provision of 150 artist's or photographer's studios and/or artist live/work studios, secured through a Section 37 Agreement.
- Providing a diverse mix of housing types, tenure and affordability by achieving 25% of the units with 3 or more bedrooms.
- Achieving sustainable development by applying the "Toronto Green Development Standards, 2006".

**21. Specific Comments re 1171 and 1171R Queen Street**

The specific comments with respect to this application include:

- Either Northcote Street should be extended as a private street through the property as contemplated through the Garrison Common Part II Plan, or a public street should be provided at the eastern edge of the development. This would preserve a developable parcel on the remaining part of the Queen Street frontage of this development site.
- The height of the building on the southern edge of the site should be reduced to reflect the recent planning approvals in the surrounding area, particularly the CAMH development.
- The Queen Street West building should be designed at a scale that reflects the main street character of Queen Street West.
- Should a park be developed adjacent to the western edge of the development on Queen Street West, the western wall of the Queen Street building should include appropriate fenestration and articulation.
- The pattern of ground floor uses along the Queen Street West building should reflect the existing pattern of storefronts and uses along Queen Street West. The location of spacing of doorways should reflect the existing pattern along Queen Street West.
- Development should be conditional on achieving the network of public streets in the area, including the extension of Sudbury Street, through the application of a Holding Bylaw.
- A condition for lifting of the H for the development should be the acquisition by the City of 0.4 hectares of parkland as well as the funds required for landscaping

and park improvements and a schedule that demonstrates how the completion of the park construction will coincide with the timing of development.

- An additional condition of lifting the H for this development should include the following:
  - Providing a pattern of widened sidewalks with tree planting along Queen Street West and the north-south street, to create a linear park system;
  - Providing a landscaped “green” pathway adjacent to the railway line along the extension of Sudbury Street;
  - Securing a system of publicly accessible pathways and landscaped open spaces on the privately owned lands.

If the parkland and the additional measures to address open space cannot be secured, then the residential portion of the development should not be approved.

- The development should provide, as a minimum, its proportionate share of the existing 40,000 square metres of non residential gross floor area in the WQWT area.
- Any development over 3 times coverage in the currently designated Mixed Industrial-Residential Area should provide at least one third of the space within the development for non-residential uses, and any amount that exceeds the proportion allocated to the property to meet its share of the 40,000 square metres to achieve “no net loss” of non residential space, should be allocated exclusively for industrial uses. Below 3 times coverage, the use policies of the Part II Plan should continue to apply.
- A proportionate share, based on development size, of 150 artist’s or photographer’s studios and/or artist live/work studios for the WQWT area should be provided. This amount should count towards the calculation of “no net loss” of non-residential space. This requirement could be secured as part of a Section 37 Agreement, under the Planning Act.
- At least 25 % of all units should be larger than 3 or more bedrooms in size.
- The development should be build in accordance with the “Toronto Green Development Standard, 2006”.

## **22. Specific Comments re 48 Abell**

The specific comments with respect to this application include:

- The building at 48 Abell dating from 1887 should be retained and the retained space counted towards the proportion of space required to achieve “no net loss” of non residential space. If achievable, three additional storeys could be added to the building.
- The proposed high building along Abell Street should be reduced to 6 storeys.
- The buildings along the western edge of the property should be moved slightly to the east to provide for a north-south public access route connection between Queen Street West and the extension of Sudbury Street.

- The building on the south-west part of the property should be moved closer to the property line to the south and a separation created between the building and the adjacent building to the north in order to achieve an east west public access route to connect to Abell Street and the north-south public access route along the western edge of the property.
- Development should be conditional on achieving the network of public streets in the area, including the extension of Sudbury Street and Abell Street through the application of a Holding Bylaw.
- A condition for lifting of the H for the development should be the acquisition by the City of 0.4 hectares of parkland in the WQWT area as well as the funds required for landscaping and park improvements and a schedule that demonstrates how the completion of the park construction will coincide with the timing of development.
- An additional condition of lifting the H for this development should include the following:
  - Providing a pattern of widened sidewalks with tree planting along public streets, to create a linear park system;
  - Providing a landscaped "green" pathway adjacent to the railway line along the extension of Sudbury Street;
  - Securing a system of publicly accessible pathways and landscaped open spaces on the privately owned lands.

If the parkland and the additional measures to address open space cannot be secured, then the residential portion of the development should not be approved.

- The development should provide, as a minimum, its proportionate share of the existing 40,000 square metres of non residential gross floor area in the WQWT area.
- Any development over 3 times coverage in the currently designated Mixed Industrial-Residential Area should provide at least one third of the space within the development for non residential uses, and any amount that exceeds the proportion allocated to the property to meet its share of the 40,000 square metres to achieve "no net loss" of non residential space, should be allocated exclusively for industrial uses. Below 3 times coverage, the use policies of the Part II Plan should continue to apply.
- A proportionate share, based on development size, of 150 artist's or photographer's studios and/or artist live/work studios for the WQWT area should be provided. This amount should count towards the calculation of "no net loss" of non residential space. This requirement could be secured as part of a Section 37 Agreement, under the Planning Act.
- At least 25 % of all units should be larger than 3 or more bedrooms in size.
- The development should be build in accordance with the "Toronto Green Development Standard, 2006".

### **23. Specific Comments re 150 Sudbury Street**

The specific comments with respect to this application include:

- An east-west public access route along the northern edge of the property should be provided.
- The applicant should be requested to enter into an agreement with the owner of the property at 48 Abell to allow for construction along the property line at the south-west corner of the site.
- Development should be conditional on achieving the network of public streets in the area, including the extension of Sudbury Street and Abell Street, through the application of a Holding Bylaw.
- A condition for lifting of the "H" for the development should be the acquisition by the City of 0.4 hectares of parkland as well as the funds required for landscaping and park improvements and a schedule that demonstrates how the completion of the park construction will coincide with the timing of development.
- An additional condition of lifting the "H" for this application should include the following:
  - Providing a pattern of widened sidewalks with tree planting along public streets, to create a linear park system;
  - Providing a landscaped "green" pathway adjacent to the railway line along the extension of Sudbury Street;
  - Securing a system of publicly accessible pathways and landscaped open spaces on the privately owned lands.

If the parkland and the additional measures to address open space cannot be secured, then the residential portion of the development should not be approved.

- The development should provide, as a minimum its proportionate share of the existing 40,000 square metres of non residential gross floor area in the WQWT area.
- Any development over 3 times coverage in the currently designated Mixed Industrial-Residential Area should provide at least one third of the space within the development for non residential uses, and any amount that exceeds the proportion allocated to the property to meet its share of the 40,000 square metres to achieve "no net loss" of non residential space, should be allocated exclusively for industrial uses. Below 3 times coverage, the use policies of the Part II Plan should continue to apply.
- A proportionate share, based on development size, of 150 artist's or photographer's studios and/or artist live/work studios for the WQWT area should be provided. This amount should count towards the calculation of "no net loss" of non residential space. This requirement could be secured as part of a Section 37 Agreement, under the Planning Act.
- At least 25 % of all units should be larger than 3 or more bedrooms in size.
- The development should be build in accordance with the "Toronto Green Development Standard, 2006".



- NAME** : **JOHN GLADKI, MCIP RPP**
- POSITION** : Principal Consultant, GHK International, Canada
- EDUCATION** : Master of Environmental Studies, Planning and Policy, York University, 1974  
Honours BA. Political Science and Economics, University of Toronto, 1972  
Additional courses on Strategic Management, Financial Management, Facilitation and Strategic Planning
- COUNTRIES OF WORK EXPERIENCE** : Canada, Palestine, U.K., Ukraine, Australia, Bolivia, Columbia, Belize, Poland, Russia, Hungary, Latvia, Lithuania, Estonia
- LANGUAGES** : English, Polish (fluent),  
French, Spanish (intermediate)
- PROFESSIONAL MEMBERSHIPS** : Member of the Canadian Institute of Planners  
Registered Professional Planner
- EMPLOYMENT RECORD** : 1999-Present Director and Principal Consultant, GHK International (Canada) Ltd.  
1996-1998 Director of Program Services, Urban Development, City of Toronto  
1989-1996 Director of Strategic Planning, Planning and Development, City of Toronto  
1980-1989 Manager, Neighbourhood Planning, City of Toronto  
1977-1984 Lecturer, Part Time, Ryerson University, Toronto  
1974-1980 Planner, Planning and Development, City of Toronto
- AWARDS** : 2005 Congress for the New Urbanism, Charter Award of Excellence – East Bayfront Precinct Plan  
2005 Ontario Professional Planners Institute, Award of Excellence – Regent Park Urban Design Guidelines  
2005 City of Toronto Award of Excellence in Urban Design – West Donlands Precinct Plan  
2003 Canadian Institute of Planners, Award of Excellence – Regent Park Master Plan

#### **KEY QUALIFICATIONS**

Mr. Gladki MCIP RPP has over thirty years experience in working with government agencies and private sector organizations on policy planning, affordable housing, urban regeneration, local economic development, planning approvals, strategic planning and management. Prior to joining GHK, Mr. Gladki worked as a senior director at the City of Toronto's Planning and Development Department where he was responsible for developing the City's official plan incorporating sustainable development strategies, growth management and social equity. At GHK he has worked on numerous development approval applications as well as regional growth studies, development trend analysis, urban regeneration, economic analysis and strategy development. He is currently working with two municipalities in Palestine to guide the preparation of their Master Plans. He recently managed the implementation of the Regent Park Revitalization Plan, for Canada's largest public housing project located in downtown Toronto which



received the Canadian Institute of Planners Award of Excellence. He was recently responsible for developing urban planning and regeneration strategies for Toronto's downtown Waterfront. He has been extensively involved in public participation processes and is a trained and experienced practitioner of group facilitation. He has been an expert witness at numerous Ontario Municipal Board hearings. He has also worked on numerous strategic planning and economic development initiatives in inner cities in Europe, the Middle East, North America and Latin America. He has lectured at a number of universities in Canada, Australia, Bolivia and Eastern Europe, taught part time at Ryerson University Toronto and spoken at conferences on urban and regional planning, urban management, policy formulation, and international development. He is a member of the Canadian Institute of Planners and a Registered Professional Planner.

**EMPLOYMENT RECORD**

**1999-Present**      **Principal Consultant and Director GHK International (Canada) Ltd.** Main projects include managing the preparation of Master Plans for Rafah and Khan Younis in Gaza, preparing urban planning and revitalization strategies for the Toronto Waterfront, developing an award winning revitalization Plan for the 70 acre Regent Park public housing development in downtown Toronto, preparing a strategy to achieve a sustainable development pattern in the Toronto Region over the next 30 years, developing a 10 year labour market supply and demand projection for the Toronto Region, preparing a downtown revitalization plan for Newmarket, working on development approvals in downtown Toronto, working on the Poland Rural Municipal Development Program for the Ministry of the Interior and Public Administration, developing a cluster based economic regeneration strategy and action plan for the South Etobicoke area in Toronto, preparing a study on the "Future of Downtown Toronto", developing a "Vision for Tees Valley" in the UK, preparing expert testimony to protect the Oak Ridges Moraine, working on an evaluation of the World Bank's City Development Strategies initiative, working on a World Bank municipal drainage improvement project in Belize and working with the University of Toronto Urban International to design a national approach to sustainable municipal strategic planning for large Bolivian municipalities.

**1996-1998**      **Director, Programs Division, City of Toronto, Urban Development Services** Responsible for all policy and research planning, including housing, land use, employment, regional development, culture, environment, transportation, and community services policy development. Responsible for program initiatives such as the affordable housing working group, the Task Force to Bring Back the Don, the City Cycling Committee, accessibility for persons with disabilities and youth employment initiatives. Responsible for management and administration of planning and buildings departments including preparing and managing a \$28 million budget, developing human resource policy, and implementing information technology. Played key management role on several corporate project teams including restructuring of City Departments. Managed 85 staff. Responsible for building compliance reports, building records, planning research requests and publications.

**1989-1996**      **Director, Policy, Programs and Research Division, City of Toronto, Planning and Development Department** Organized the work of 35 staff to ensure coordinated policy and program development, implementation and research within the department and the corporation. Specific areas included environment, housing, transportation, community services, culture, public art and employment policy. Responsible for leading the Cityplan review: involved in preparing all aspects of Toronto's strategic Official Plan including visioning, public participation strategies and recommending land use, environmental, community improvement, housing and sustainable transportation infrastructure improvements. Chaired working group responsible for Greater Toronto Area quality of life study. Lead member of senior management team responsible for



reviewing organizational structure of Department.

- 1988-1989**      **Manager, Policy and Strategic Planning Section, City of Toronto, Planning and Development Department** Responsible for all housing, transportation, environmental, regional development, industrial, cultural and community service policy development in the Planning and Development Department.
- 1980-1987**      **Program Manager, West Central, Community Improvement and East Sections, Senior Planner, Junction Site Office, Neighbourhood Planner, South of Carlton Site Office, Community and Neighbourhoods Division, City of Toronto, Planning and Development Department.** Responsible for all planning approvals and local area plan development in these areas.
- 1972-1973**      **Statistical Assistant, Office of the Senior Advisor on Integration, Statistics Canada, Ottawa**

#### **RECENT PROFESSIONAL EXPERIENCE**

- 2006**      **Rafah and Khan Younis (Gaza) Master Plan Development, Federation of Canadian Municipalities and CIDA** Senior consultant to staff of the two municipalities for preparing master plans that address the all municipal land use and service requirements including lands recently vacated by Israeli settlements.
- 2006**      **Grand Parade Plan and Urban Design, City of Halifax and Province of Nova Scotia** Working with a team of consultants to develop a community based set of planning and design guidelines for a high profile section of the Halifax Downtown area, between the City Hall (Grand Parade) and the Legislative building (Province House).
- 2006**      **Light Rapid Transit Intensification Strategy, City of Ottawa** Conducted series of workshops with public and private agencies, municipal staff and community groups to develop design guidelines for intensification along a key portion of a planned LRT line near downtown Ottawa.
- 2005-2006**      **Mode Development Approvals, Cresford Development Corporation, Toronto** Provided planning guidance and secured approvals for large residential condominium development project in downtown Toronto.
- 2005-2006**      **Casey House Redevelopment Plan** Working on designing redevelopment options for Casey House, an AIDS Hospice in downtown Toronto to accommodate increase in day patients. Site includes historically designated buildings, vacant land and existing hospice facility.
- 2005-2006**      **Green Development Standards, City of Toronto** – Working with Halsall Engineering to provide City of Toronto with an in depth assessment of municipal best practices for achieving green development through the City's development process.
- 2005-2006**      **Oshawa Simcoe Street North Land Use, Urban Design and Transportation Study** GHK is leading a consultant team and working with the City of Oshawa and Region of Durham and the local community to develop a land use plan, urban design guidelines and transportation plan for Simcoe Street North, an arterial road and main connection between the downtown and the recently developed University of Ontario Institute of Technology and Durham College campus.



- 2004-2006**      **Childrens' Aid Society, Toronto** Redevelopment Proposal for consolidated office building and 43 storey residential condominium, Yonge and Charles, Toronto – Planning Approvals
- 2002-2006**      **The Quad Development**—201 residential units at the King, Brant, Adelaide Block, Toronto – Planning Approval and strategic guidance.
- 2004-2005**      **Province of Ontario, Ministry of Public Infrastructure Investment** – Worked with Ministry staff on the preparation of a Provincial Growth plan for the Greater Golden Horseshoe to encourage intensification and curb urban sprawl.
- 2004-2006**      **Regent Park Revitalization Municipal Approvals** – Project director for obtaining all municipal approvals for the revitalization of the Regent Park public housing project including Official Plan amendments, secondary Plan, Zoning Bylaw amendments, Plan of Subdivision, Environmental Assessment, sustainability, design excellence, community consultation and preparation of RFP's for the first phase of development.
- 2004-2005**      **Bloor Street Neighbourhood**—Secured Planning approvals for major residential condominium development near Yonge and Bloor Streets, Toronto.
- 2004**            **Hastings and Bexhill Seafront Strategy (UK)** – Worked with UK based team to develop a strategy for the revitalization of the Hastings and Bexhill Seafront located on the southeast coast of England.
- 2004**            **Town of Markham Financial Tools for Affordable Housing** – Project director for a study of the legal, regulatory and financial tools available to the Town of Markham to deliver affordable housing
- 2003 - 2004**      **Town of Caledon Growth Strategy Evaluation** – Project Director of a review of the Town's growth strategy against actual performance. Study includes an analysis of impacts on a number of factors including quality of life and economic sustainability.
- 2003 - 2004**      **East Bayfront and West Donlands Urban Planning and Revitalization**— Project director of a study to review options and recommend a strategy for addressing urban planning and revitalization strategies including affordable housing and community services in Toronto's Waterfront.
- 2004 - 2006**      **Windermere By The Lake, Cresford Development Corporation**—Responsible for development approvals and strategy for the residential redevelopment of extensive brownfield site in Toronto's west end.
- 2002-2003**      **Regent Park Revitalization Plan** - Project director heading up a multidisciplinary team responsible for preparing a revitalization master plan for the Regent Park area of Toronto. Canadian Institute of Planners, 2003 Award of Excellence.
- 2002-2003**      **Urbanization and Water Quality in the Great Lakes Basin** - Project director for a study for the International Joint Commission on the implications of urbanization patterns on Great Lakes water quality. Client: International Joint Commission
- 2001-2002**      **Toronto Region Strategy ("Growing Together")** - Project director for this study to determine sustainable development strategies for addressing sprawl and encouraging intensification in already built up areas Client—City of Toronto.



- 2001-2002**      **Toronto Labour Market Readiness Plan** - Project director for study to determine a 10-year labour force supply and demand analysis including strategies to address labour market shortages. Client—City of Toronto.
- 2002-2004**      **Thornwood Development** – 174 unit Condominium development at Yonge and Summerhill, Toronto – Planning Approvals
- 2002-2005**      **The Boot Development** – 176 unit development Dundas, Mutual, Shuter, Dalhousie Streets, Toronto – Planning Approvals
- 2001**            **Newmarket Downtown Revitalization Project** - Project director for this study; responsible for preparing a Community improvement Plan to implement the community designed revitalization initiative for historic downtown Newmarket. Approved by Town Council in early 2002. Now being implemented.
- 2001**            **Vision for Tees Valley Economic Regeneration Project (UK)** - Presented Toronto case study and participated in facilitating scenario building exercise to define future options for Tees Valley. Client—One Northeast.
- 2000-2001**      **South Etobicoke Regeneration Project** - Responsible for preparing an action plan as part of a cluster based regeneration initiative for South Etobicoke, a large mixed use area in the western part of the City of Toronto.
- 1999-2000**      **World Bank, City Development Strategy Review** - Part of GHK team reviewing the Bank's "City Development Strategy", designed to encourage large municipalities to prepare strategies for future development in cooperation with the private sector and civil society.
- 1989-1995**      **City of Toronto Official Plan** As Director of planning division responsible for strategic planning was responsible for all aspects of the preparation of the Official Plan for the City of Toronto including technical studies, participation strategies, growth management and land use policies and implementation strategies.

#### **INTERNATIONAL EXPERIENCE**

- 2006**            **Rafah and Khan Younis (Gaza) Master Plan Development.** Working on a CIDA funded project with the Federation of Canadian Municipalities as a senior consultant to staff of the two municipalities for preparing master plans that address the all municipal land use and service requirements including lands recently vacated by Israeli settlements.
- 2006**            **Ukraine Regional Development Program** Working on a CIDA funded project to develop regional development plans for two regions in the Ukraine. Conducting workshops with national and local officials, designing strategic development initiatives, providing expert support and guidance.
- 2001-2003**      **Poland Rural Municipal Development Program** - Principal international consultant to Polish team responsible for developing an assessment of municipal management capabilities and preparing institutional development plans for 33 local governments. Client: World Bank.
- 2000**            **Belize** - Developed a planning framework for physical development in six municipalities as part of a municipal drainage improvement project. Client: World Bank.



- 1997 –2001** **Bolivia** - To comply with the requirements of the Bolivian Law of Popular Participation, the municipalities of La Paz, Cochabamba, Tarija and Santa Cruz developed strategic plans for sustainable development. Consultant with the University of Toronto Urban International to provide technical assistance and guidance to municipal staff in these three cities for strategic planning and the implementation of municipal projects emerging from the planning process as well as advising on preparing capital expenditure and municipal management restructuring plans. Advised the Ministry of Sustainable Development and Planning on national urban policy and municipal management.
- 1999** **Call, Columbia** - Evaluated approach to preparing the Cali City Development Strategy for input into GHK assessment of World Bank City Development Strategies
- 1997** **Vilnius, Lithuania; Riga, Latvia** - Consultant on development control mechanisms including stakeholder involvement (the Canadian Urban Institute (CUI) Canada-Baltic Urban Management Program)
- 1996 –1997** **Eger, Pesterzebet, Nagykata, Hungary** - Consultant on initiating identifying and implementing municipal strategic sustainable development plans (the CUI Canada-Hungary Strategic Urban Management Program)
- 1994 –1995** **Rackeve-Soroksari-Dunaag Ecological Region, Hungary** - Consultant on environmentally sustainable regional management (Canada-Hungary Municipal Assistance Program on Environmental Management)
- 1994** **Vilnius, Lithuania; Tallinn, Estonia** - Consultant on preparing physical development plans and participatory development control mechanisms (CUI Canada-Baltic Municipal Assistance Program)
- 1992 –1993** **Olsztyn, Poland** - Consultant on all phases of developing a municipal strategic planning process (CUI Canada-Poland Program on Urban Management and Environmental Protection)
- 1991 –1992** **Warsaw, Gdansk, Poland; Budapest, Hungary; Kallnangrad, Russia** - Participated in training programs for municipal officials on urban management, environmental planning and development control (organized by the CUI and the City of Toronto, funded by the Canadian Government)

#### **TEACHING EXPERIENCE**

- 1984** - Guest Lecturer, York University, Faculty of Environmental Studies; University of Toronto, Department of Urban and Regional Planning; University of Waterloo, Faculty of Environmental Studies; Ryerson University, School of Urban and Regional Planning; University of Canberra, Australian Centre for Local Government Studies
- Present**
- Sept 1991** - Representative on Advisory Committee for the Department of Urban and Regional Planning, Ryerson University
- Sept 1996**
- Sept. 1977** - Lecturer, Ryerson Polytechnical Institute, Toronto, Department of Urban and Regional Planning
- June 1984**



## **PRESENTATIONS AT SELECTED RECENT CONFERENCES**

- May 2005** Toronto Waterfront Revitalization Corporation – Program for Sustainable Development in Regent Park
- October 2004** Canadian Mental Health Association Annual Conference – workshop on Planning on Human Rights – Supportive Housing
- July 2004** Canadian Institute of Planners Conference – Human Rights and Planning, Urban Renewal for the 21<sup>st</sup> Century; Mobile workshop—Dawn of a New Age for Public Housing
- May, 2004** The Impact of Greenbelt Planning Reforms, Canada Forum –Urban Regeneration and Municipal Management
- May, 2004** International Sociological Society, Affordable Housing Forum – Human Rights and Tenant Housing
- Jan 2004** Greater Toronto Area Forum—Labour Market Readiness in the Toronto Region
- Sept 2003** Toronto: GTA Infrastructure Summit—Regent Park Revitalization
- Feb 2003** Warsaw, Poland: Canadian Embassy Conference; Municipal Planning and Infrastructure Development
- Nov. 2002** Niagara Falls: Size Does Matter—US/UK Housing Symposium, ONPHA Conference
- June 2002** Toronto: The City Summit: “Growing the Toronto Region to 10 Million People”
- June 2002** Toronto: Delivering the GTA Vision: “Centres, Corridors and Transit”
- Feb. 2002** Toronto: Intergovernmental Committee on Employment “Toronto Labour Market Readiness Project”
- Sept. 2001** Toronto: Canadian Urban Institute Understanding Smart Growth, “People Power: The Knowledge Economy”