



Project No.: TBD

June 26, 2018

City of Toronto
City Council
100 Queen Street West
Toronto, ON

Attention: Ms. Ulli Watkiss, Clerk

Dear Members of City Council:

**Re: \$ EY31.4 – City Initiated OPA 419 (SASP 551)
High Park Apartment Neighbourhood Character Area Study**

We are writing on behalf of Delko Blazanin, owner of 5 High Park Avenue (the “site”), located at the northeast corner of High Park Avenue and Bloor Street West. The site is located at the southerly edge of the proposed Site and Area Specific Policy 551 (SASP 551) area.

While the site is located outside of the SASP 551 area, the amendment (OPA 419) contains modifications that impact lands outside of the SASP 551 boundary, including the site. Mr. Blazanin has concerns with the maps and policies contained in the amendment, as they would have an impact on the potential for intensification of the site.

In particular, it is our opinion that the amendment to the land use map to redesignate the lands north of the site to Parks and Open Space (Map 7a), combined with the policies respecting net new shadows and angular planes (Policy 5 a and b), will seriously impact the ability to intensify the subject site, which is located within a Major Transit Station Area (across the street from the High Park subway station).

It is our opinion that the amendment is not consistent with PPS policies (1.1.1, 1.1.3.2, 1.1.3.3, 1.4.1, 1.4.3 and 1.8.1), or in conformity with Growth Plan policies which (1.2.1, 2.2.4, 2.2.6.1, 3.2.1, 3.2.2 and 3.2.3) promote intensification through transit-supportive and compact forms of development.

Yours very truly,
Bousfields Inc.

Michael Bissett, MCIP, RPP
c. Delko Blazanin