



June 6, 2018

Councillor David Shiner, Chair, and Members
Planning and Growth Management Committee
c/o Nancy Martins
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Sirs/Madam:

**Re: *Item PG30.4 - June 7, 2018 Planning and Growth Management Committee
Midtown in Focus: Yonge-Eglinton Secondary Plan OPA
1500-1518 Bayview Avenue***

We are planning consultants to 1500 Bayview Avenue Ltd. (Medallion Developments) with respect to its site at 1500 to 1518 Bayview Avenue, located at the northwest corner of Bayview Avenue and Davisville Avenue (“the subject site”).

On behalf of our client we are submitting the following comments with respect to the proposed Midtown in Focus: Yonge-Eglinton Secondary Plan OPA.

With respect to the merits of the Yonge-Eglinton Plan as it applies to the subject site, it is our opinion that, as currently drafted, it is not consistent with the Provincial Policy Statement and does not conform with the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”). More specifically, the Yonge-Eglinton Plan does not optimize the use of land and infrastructure, particularly as it applies to the subject site.

In this regard, the Yonge-Eglinton Plan does not take into account Provincial policy directions to optimize the use of land and infrastructure along transit and transportation corridors, and in particular within “major transit station areas”. In this regard, “optimization” means making something “as fully perfect, functional, or effective as possible”.

Fundamentally, it is our opinion that the proposed imposition of numerical height limits (and other such numerical standards) is generally inappropriate and undesirable in a policy document and is more appropriately included in a regulatory document (the zoning by-law) or a guideline. The restriction on the subject site to specified angular planes will reduce the feasibility for

redevelopment of the site. We believe the plan would benefit from a more in depth evaluation and discussion with respect to the potential for redeveloping the site from a 1 storey commercial and surface parking lot.

Deferral Request

The foregoing is not a comprehensive list of all of the concerns that would arise from the application of the Yonge-Eglinton Plan to the subject site. If our request to exempt the subject site from the Yonge-Eglinton Plan is not granted, on behalf of our client, we request that the approval of the Yonge-Eglinton Plan be deferred, at least as it applies to the subject site, so that all of the concerns can be discussed with City Planning staff, and the results be reported to Council.

We appreciate your consideration of the foregoing submission. Should you require any additional information, please do not hesitate to contact one of the undersigned.

Yours very truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP