

WESTON CONSULTING

planning + urban design

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July 10, 2020
File 6069-1

Attn: Members of Planning and Housing Committee

**RE: PH15.3 Preliminary Report – 1285, 1295, 1315 & 1325 Finch Avenue West and 30 Tangiers Road, ZBA & DPS Applications
Comment Letter**

Weston Consulting is the planning consultant for Soneil 17 Tangiers Inc. and Soneil Tangiers Inc. the owners of the properties located at 17 and 25 Tangiers Road in the City of Toronto (herein referred to as the 'Soneil lands'). We have reviewed the proposed applications filed by CTN Finch Inc. for the lands addressed as 1285, 1295, 1315 & 1325 Finch Avenue West and 30 Tangiers Road in City of Toronto (herein referred to as the 'CTN Finch lands') and provide the following comments on behalf of our client.

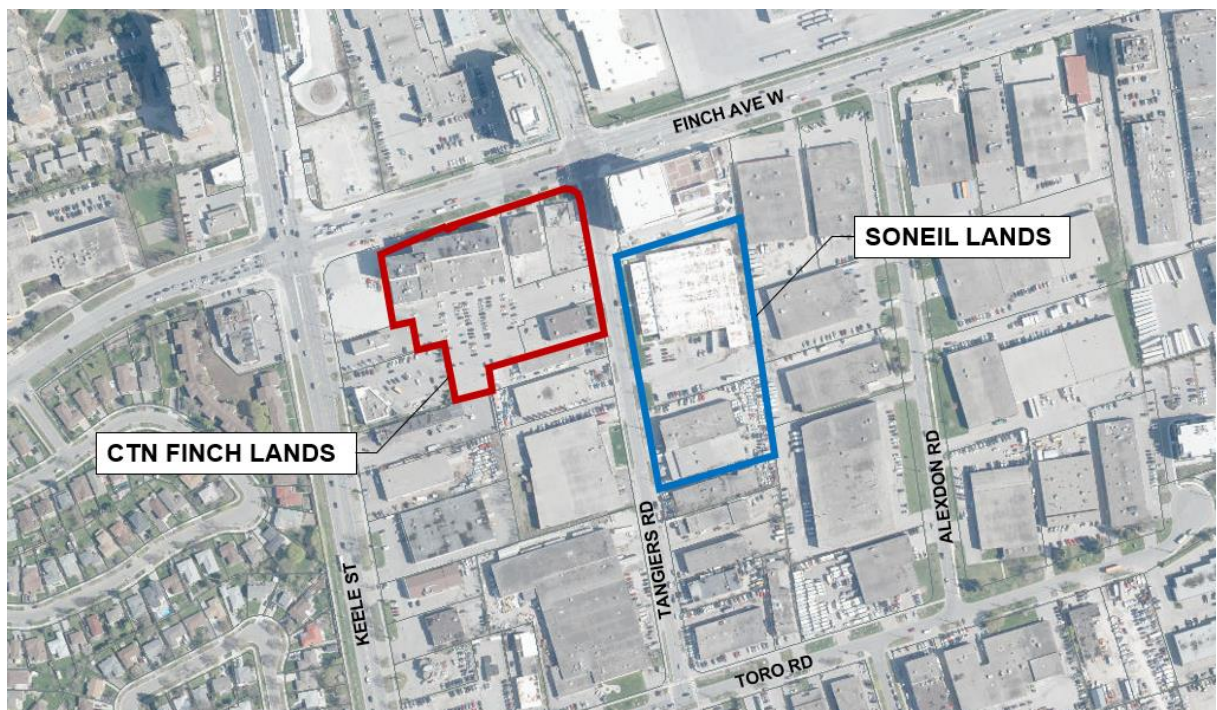


Figure 1 - Air Photo of Soneil and CTN Finch Lands

Weston Consulting has been participating in the Keele Finch Secondary Plan (the 'Secondary Plan') process on behalf of our client and a submission letter was filed which provides comments on the draft Secondary Plan as it relates to the Soneil lands. The basis for the following comments on the proposed CTN Finch applications is largely related to the proposed draft Secondary Plan and the comments we have provided thereon on behalf of our client.

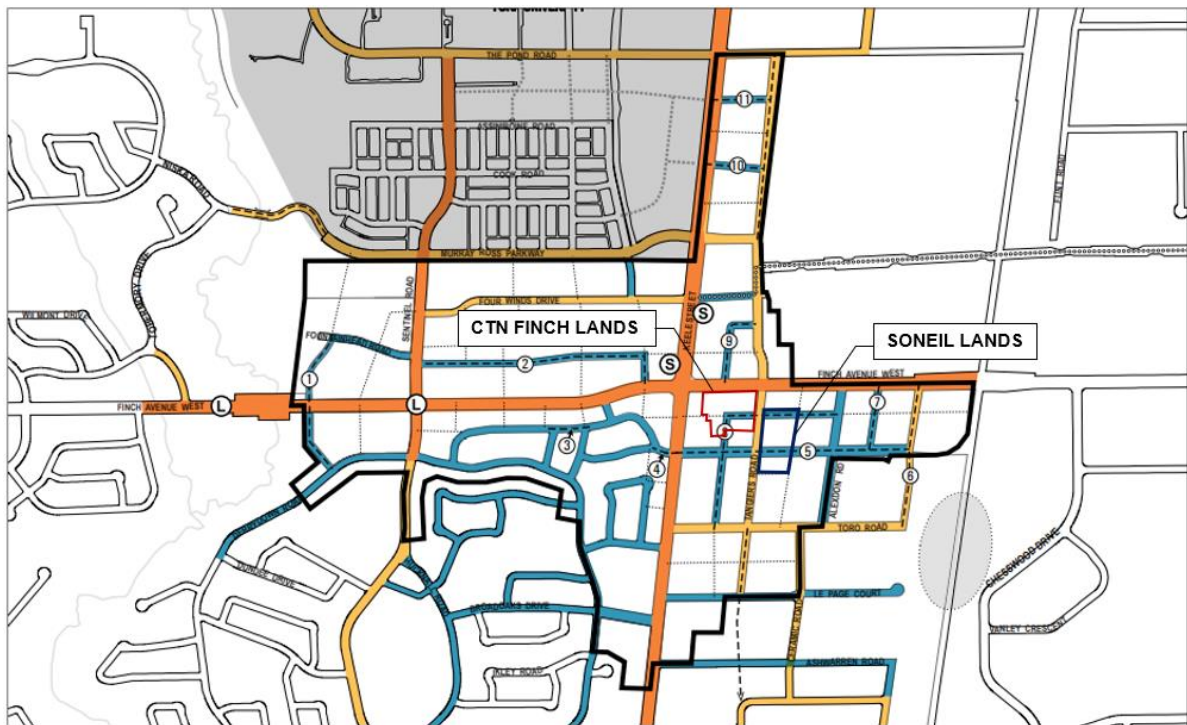
Comments on Proposed Applications

We have reviewed the Staff Report for Action – Preliminary Report, prepared by City Planning, dated June 26, 2020, in addition to the materials and documentation filed in support of the proposed applications, including:

- Site Plan and Architectural Drawing Set, prepared by AAA Architects, dated February 3, 2020;
- Planning Rationale, prepared by Evans Planning, dated February 2020;
- Urban Design Brief, prepared by Williams & Stewart Associates, dated January 31, 2020; and,
- Transportation Considerations Report, prepared by BA Group, dated February 2020.

Based on our review of the proposed applications, we understand that the proponent is proposing a multi-building, mixed-use development including residential, retail and office uses in close proximity to the Finch West Line 1 Subway Station and a planned station on the Finch West LRT line.

The proposed development scheme includes a new east-west public road to be located along the southern portion of the CTN Finch lands, which is intended to be constructed as part of the first phase of development. It is noted that the proposal has some regard for the proposed draft Secondary Plan through the provision of a new east-west public road on the CTN Finch lands; however, the proposed location of this new road has been modified from what has been identified in the draft Secondary Plan.



Keele Finch Secondary Plan Map 6 - Public Street Plan

— Secondary Plan Boundary	— Future Bridge Connection New/Improved Connection	① Links
■ York University Secondary Plan Area	— Major Streets Bus Way	○ New east-west connection to be further studied
..... Conceptual York University Street Network	— Primary Streets	Ⓛ LRT Stop	
--- New Public Streets	— Secondary Streets	Ⓢ Subway Station	

Not to Scale
February 2020



Figure 2 - Proposed Secondary Plan Map 4 – Public Street Plan

The proposed Secondary Plan identifies a new east-west public road with a 20-metre right-of-way (New Link 8) generally traversing through the centre of the CTN Finch lands and extending along the northern portion of the Soneil lands to Alexdon Road (Figure 2). In contrast, the proposed Site Plan for the CTN Finch lands proposes the new east-west public road along the southern property line of the site, which does not align with the larger proposed road network identified in the draft Secondary Plan. It is identified that this road will be conveyed to the City and will have an ultimate right-of-way width of 18.5 metres, with 16.5 metres being provided by the proponent and the additional 2 metres being provided in the future by 26 Tangiers Road. The Planning Rationale submitted in support of the proposed applications identifies that *“the proposed public and private road network will establish a fine-grained system to break up the larger block, and will facilitate future expansions in the event of the development of adjacent lands.”*

Should this public road be relocated further south as contemplated by the proposed development concept, the extension of public roads as contemplated in the proposed Secondary Plan may be precluded or modified in manner which may have significant implications on the Soneil lands. In particular, should the modified public road be extended east of Tangiers Road as contemplated by the proposed Secondary Plan vision, it will bisect the property at 25 Tangiers Road (Figure 3),

which will serve to create a very narrow development parcel and may have future built form and parking design implications on the site. Additionally, in combination with the future widening of Tangiers Road and the required yard setbacks and angular plane provisions, the developable area of these parcels is significantly constrained leaving insufficient room for accommodating landscaping, parking, on-site circulation, and servicing needs that create attractive, conformable, and functional development blocks. This is further exacerbated by the additional east-west public road (New Link 5) identified to be located south of New Link 8 by the proposed Secondary Plan, which also bisects the Soneil lands.

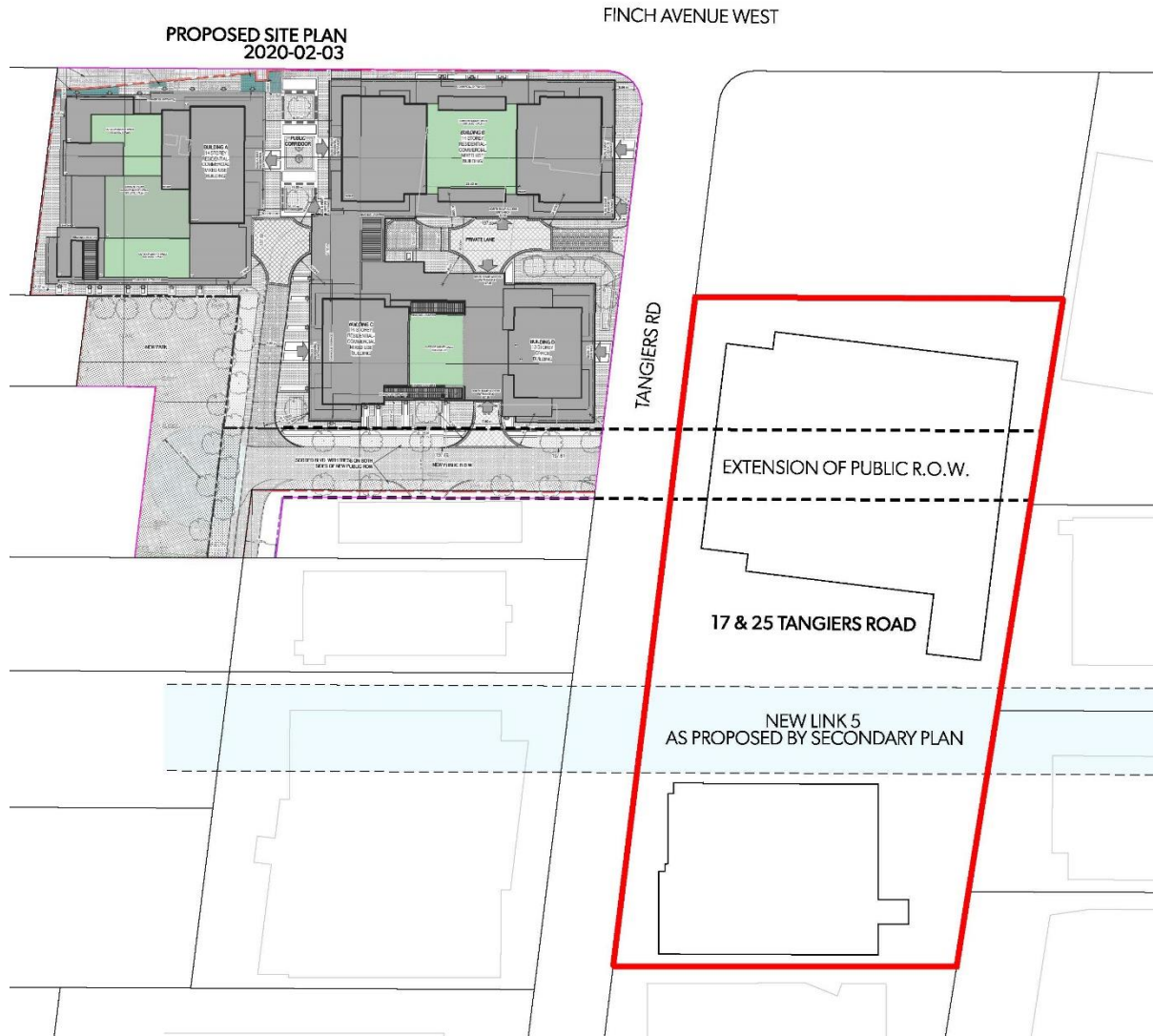


Figure 3 - Future Extension of Proposed Modified Public Street

Based on the foregoing and given the potential implications to the Soneil lands, we request involvement in the consultation process for this application, particularly as it relates to proposed road network. We request that the proposed east-west public road (New Link 8) be relocated to the north more in keeping with the proposed Secondary Plan. Alternatively, as set out in our

submission letter respecting the draft Secondary Plan, we maintain an interest in the removal of this street as a public right-of-way and maintaining only one east-west public road connection in this block.

Summary

Based on our review of the proposed applications in the context of the proposed Secondary Plan framework, we respectfully submit the following:

- We contest the proposed modified location of the east-west public road (New Link 8) as contemplated by the proposed applications, as it may have significant implications on the Soneil lands if it is to be extended in the future in accordance with the proposed Secondary Plan vision.
- We request that the proposed east-west public road be relocated to the north so as not to bisect the property at 25 Tangiers Road having the effect of creating insufficient development blocks, or alternatively be removed as a public right-of-way.
- Given the potential implications to the Soneil lands, we request to be involved in the consultation process for CTN Finch applications, particularly as it relates to the proposed road network.

We intend to continue to monitor and participate in the consultation process for these applications on behalf of our client on an ongoing basis, along with the Keele Finch Secondary Plan process. We kindly request to be notified of the Community Consultation Meeting and any future reports and/or meetings regarding the applications at 1285, 1295, 1315 & 1325 Finch Avenue West and 30 Tangiers Road. We further request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 or Jessica Damaren at extension 280 should you have any questions regarding this submission.

Yours truly,

Weston Consulting



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

cc. N. Jain, Soneil Tangiers Inc. & Soneil 17 Tangiers Inc.
M. Armstrong, Planner, Community Planning, North York