

NY 6.38.12



April 19, 2011

City Clerk  
C/o Francine Adamo, Administrator  
North York Civic Centre, Main Floor  
5100 Yonge Street  
Toronto, ON  
M2N 5V7

Dear Ms. Adamo:

**Re: Downsview Area Secondary Plan Review and Build Toronto Official Plan Amendment Application – Supplemental Staff Report**

At its meeting on April 21, 2011, North York Community Council will consider the April 5, 2011 Supplemental Staff Report for the Downsview Area Secondary Plan Review which responded to several motions put forth by North York Community Council at its meeting of March 22, 2011.

Build Toronto has had an opportunity to review the report and is generally supportive of the purpose and intent of the proposed recommendations, however offer the following comments:

Recommendation 1 states:

"Should City Council wish to increase the maximum density from 0.5 FSI to 0.85 FSI in the *Neighbourhoods* in the Allen District, direct that Recommendation 1 of the March 4, 2011 Supplemental Report from the Director, Community Planning, North York District be amended to add Policy 5.6 as follows: "Notwithstanding Policy 5.1 but subject to all policies of this Secondary Plan, City Council may pass Zoning By-law Amendments to permit a density of up to 0.85 FSI to a maximum of 450 units in the *Neighbourhoods* in the Allen District without an amendment to this Secondary Plan".

Build Toronto appreciates that the intention of staff is to permit Build Toronto to achieve a maximum density of 0.85 FSI (to a maximum of 450 units) in the *Neighbourhoods* in the Allen District without further amendment to the Secondary Plan. However, based on the new policy 5.6, Map 7-11 (Maximum Density) should also be amended to allow for a maximum density of up to 0.85 FSI in the *Neighbourhoods* designation for Allen east lands. Build Toronto therefore, proposes including a new recommendation "1. a.", as follows:

"Map 7-11 "Gross Density" be deleted and replaced with a new Map 7-11 which is the same in all respects except to show a maximum gross density of 0.85 FSI for the *Neighbourhood* designation in the Allen District."

Recommendation 2 states:

"Should City Council adopt Recommendation 1 in this report, this adoption be subject to Build Toronto Inc. advising that it will withdraw Official Plan Amendment Application 10 289554 NNY 10 OZ for an updated Downsview Area Secondary Plan, to the satisfaction of the City Solicitor".



Build Toronto is committed to withdrawing its OPA application once City Council approves the recommended density of 0.85 FSI for the *Neighbourhoods* designation in the Allen District and the Downsview Area Secondary Plan comes into full force and effect.

Recommendation 3.a. states:

"Policy 2.3.11 be deleted and replaced with the following: "It is the preference of Council that the current and any future versions of the Downsview Area Secondary Plan preserve and maintain the existing configuration and physical structure of the on and off ramps that move traffic to and from Wilson Heights Boulevard and Allen Road. Should any ramp modifications be considered in the future through the Environmental Assessment process, a direct connection between Wilson Heights Boulevard and Allen Road should be maintained."

Build Toronto supports the retention of the Wilson Heights Boulevard on and off ramps and would like to emphasize that any future development of its lands will take these ramps into consideration as part of its overall traffic demand management process.

We would like to commend staff on its efforts in achieving this resolution to the secondary planning issues and we look forward to a continued positive working relationship with staff and Council as Build Toronto advances its development plans through future District planning and zoning application work.

Should you have any questions or require clarification, please do not hesitate to contact me at 416-981-3619 or at [pdavid@buildtoronto.ca](mailto:pdavid@buildtoronto.ca).

Yours truly,

Prakash David  
VP, Development

Cc North York Community Council Members  
Allen Appleby ·  
Neil Cresswell ·  
Colin Ramdial ·  
Bill Bryck – Parc Downsview Park  
David Anselmi – Parc Downsview Park