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Francine Adamo - Yonge Street North Planning Study - Submission on behalf of Owners of 11 Newton Avenue

From: "Janice Robinson" <jrobinson@goldberggroup.ca>
To: <FADAMO@toronto.ca>, "Robert Gibson" <rgibson@toronto.ca>
Date: 10/15/2013 11:26 AM
Subject: Yonge Street North Planning Study - Submission on behalf of Owners of 11 Newton Avenue
Attachments: Letter to City re NY Plng Study, Oct. 14, 2013.pdf

Dear Francine and Robert:

Please find attached correspondence regarding the Yonge Street North Planning Study for the attention of North York Community Council when they consider the report at the meeting on October 17, 2013. Please call me if you have any questions.

Yours truly,

Janice Robinson, MCIP, RPP
Senior Associate

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October 15, 2013

Via Email and Courier

Mayor and Members of Council
c/o North York Community Council
City of Toronto, North York District
5100 Yonge Street
North York, Ontario
M2N 5V7

Attention: Ms. Francine Adamo

Dear Sirs/Mesdames:

**Re: Yonge Street North Planning Study
Final Consultant's Report and Next Steps on Implementing Official Plan Amendments
Reference Number: File No. 11 191325 NPS 00 TM**

We are the planning consultants for 1673288 Ontario Inc., owners of 11 Newton Drive, located on the south side of the road, just east of Yonge Street and within the Yonge Street North Planning Study Area. Development applications are currently being prepared for submission to the City for rezoning of this property. We have had the opportunity of attending the public consultation program, heard the consultant's presentation of the North Yonge Street Study and have reviewed the reports regarding the preferred option for future land uses within the study area (the "Preferred Option"). This letter outlines our comments and concerns about the Preferred Option being recommended in the report being considered by North York Community Council on October 17, 2013.

We are generally supportive of the overall objectives of the North York Planning Study (the "Study"), which facilitate future intensification in nodes and along a widened corridor on Yonge Street in anticipation of planned transit improvements and associated development pressures. However, we are concerned that the recommended land use designation of 11 Newton Drive (and the block that it is located within in, extending east to Willowdale Avenue) on the Preferred Option is not an appropriate designation given the context of that block. The Preferred Option does not propose to redesignate the south side of Newton Drive as "Transition", whereas the north side of Newton Drive from the "Avenue"

designation on Yonge Street over to Willowdale Avenue is designated "Transition", providing additional development opportunities and increased densities on only one side of the road.

Newton Drive is designated as a Collector Road, fulfilling the important role of connecting Bayview Avenue and Bathurst Street, and this section of Newton Drive is part of the designated ring road in the southeast quadrant of the Steeles Node. We understand that the corridor for future development is being widened in the Preferred Option and that the areas that not being redesignated as part of this Study will be considered stable residential areas that are to be maintained and protected with no physical changes. The corridor for future development has been widened beyond the Yonge Street frontage in the Preferred Option for most of the entire length of the study area, including along the north side of Newton Drive, with only a few exceptions. It is our submission that lands fronting on the south side of Newton Drive along the designated ring road should also be designated as "Transition", as the considerable volumes of traffic associated with fulfilling its collector road and ring road status will over time affect this residential block and its ability to function as a stable residential neighbourhood. From a land use planning perspective, it would not be appropriate or practical to plan for intensification on only one side of a high volume collector road such as Newton Drive.

In view of the fact that a development application will be submitted for the lands at 11 Newton Drive very soon, it is our request that Council not make a final decision on the currently proposed Preferred Option as it affects 11 Newton Drive and that planning decisions not occur in advance of consideration of the site specific development applications to be submitted. We look forward to working with staff and Council to achieve an outcome that represents good planning for this property. Please continue to provide us with notification of consideration of this matter by Community Council and City Council.

Yours truly,

GOLDBERG GROUP

Janice Robinson, MCIP, RPP
Senior Associate

Cc Robert Gibson, Senior Planner, North York District