

January 9, 2012

Joe D'Abramo
Acting Director
Zoning By-law and Environmental Planner
City of Toronto
Metro Hall
55 John Street, 22nd Floor
Toronto, ON M5V3C6

Dear Mr. D'Abramo;

**RE: REVIEW OF HARMONIZED ZONING BY-LAW
352 BEDFORD PARK AVENUE
SOUTHDOWN BUILDERS (BEDFORD PARK) LIMITED
OUR FILE 1087B**

We are writing on behalf of Southdown Builders (Bedford Park) Limited to outline our concerns with the City's draft new Zoning By-law with respect to the above-noted address.

352 Bedford Park Avenue is currently zoned One Family Detached Dwelling Sixth Density (R6(20)) in the former North York Zoning By-law, as amended by the Avenue Road Avenue Study (By-law 107-2010). The maximum height permitted in the R6(20) Zone is 8.0 metres and 2 storeys for flat roofs, and 8.8 metres and 2 storeys for other types of roof.

The proposed Harmonized Zoning By-law would rezone the property to Commercial Residential Zone (CR 1.0 (c1.0; r1.0) SS2 (x2620)). The maximum permitted height is 10.5 metres or 3 storeys. This represents an increase in permitted height and the new CR Zone would allow increased flexibility in the use of the site. We support the application of the CR Zone on this site.

However, the site is also subject to Development Standard Set 2 (SS2), Policy Area PA 4, while having a permitted residential density greater than 0. Therefore, per Section 40.10.40.10(4)(A), the minimum height requirement of 10.5 metres and 3 storeys applies. As previously noted, the maximum height requirement is also 10.5 metres and 3 storeys. Therefore the minimum and maximum heights are the exact same, and the subject property is extremely limited with respect to as-of-right built form.

We recommend that the minimum height for this property be 8.0 metres and 2 stories, and the maximum height be 10.5 metres and 3 storeys, in order to provide greater flexibility in the event of future redevelopment.

We request that the draft Zoning By-law incorporate the above modification prior to adoption by Council.

We would be pleased to meet with City staff to discuss this matter.

Thank you,

Yours truly,
MHBC



David A. McKay, MSc, MCIP, RPP

cc: *Richard Orshorn*
Grace Russo
Jay Feldman



Ryan Moore, MPI, MCIP, RPP, LEED® AP