



**WESTON
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December 9, 2015
File 6931

**Attn: Honourable Members of Toronto City Council
Council Secretariat, Marilyn Toft**

Dear Sir/ Madams,

**RE: Planning and Growth Management Committee Item PG8.5 – October 15, 2015
OPA No. 320 - Amendments to the Healthy Neighbourhoods, *Neighbourhoods* and
Apartment Neighbourhoods Policies of the Official Plan**

Weston Consulting is the planning consultant for Spenceton Homes Inc. who owns the property municipally known as 37 Kecala Road in the City of Toronto. This letter is to provide comments on draft Official Plan Amendment 320 which is intended to modify the *Neighbourhood* area policies as part of the City's five-year official plan review.

Our client has concerns regarding the rigidity of the infill policies outlined in Section 4.1.9 of the Official Plan. The amendment as drafted seeks to bring new developments into closer conformity with their surrounding neighbourhood contexts as shown in the modified policies below:

Policy 4.1.9. a), Neighbourhoods:

- Deleting "appropriate and compatible with" and replacing with "proportionate to and respectful of" so that it now reads:
 - a) "Have heights, massing and scale that are proportionate to and respectful of that permitted by the zoning for adjacent and nearby residential properties."

Policy 4.1.9, Neighbourhoods:

- Adding the words "the development will" after "be reviewed under and" in the final sentence, so that it now reads:

"In situation where infill development can replicate the existing prevailing lot pattern to respect and reinforce the existing physical character of the geographic neighbourhood, the infill development application will be reviewed under and the development will conform with Policy 5."

Our client has issues with the intent of the proposed policies as it will be difficult to apply to irregularly shaped lots and not provide the flexibility required for development of infill properties.

We have submitted a Zoning By-law Amendment Application and a Consent Application in April 2015 with respect to redevelopment at the property located at 37 Kecala Road. These applications were submitted and processed under the current Neighborhood policies. We respectfully submit that these continue to be considered under the current in-force Official Plan regime.

Additionally, please provide us with notice of all upcoming meetings of Council and Committees of Council at which OPA 320 will be considered as well as notice of any Council or Committee decisions.

If you have any questions or require further information, please contact the undersigned. Thank you for your attention to this matter.

Yours truly,

Weston Consulting

Per:



Jane McFarlane, BA (Hons), MES, MCIP, RPP
Associate

cc. Rod Hines, City of Toronto
Candice Menezes, City of Toronto
Ryan Guetter, Weston Consulting
Brian Feeley, Spenceton Homes