



**WESTON  
CONSULTING**

planning + urban design

City of Toronto  
100 Queen Street West,  
Toronto, ON  
M5H 2N2

December 9, 2015  
File 4774

**Attn: Honourable Mayor and 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 the owners of 21 and 23 Franklin Avenue in the Lansing- Westgate neighbourhood of North York. 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. Weston Consulting has recently been retained by the owners and are evaluating development options for the subject properties.

Our client has concerns regarding the rigidity of the proposed amendments as it pertains to *Neighbourhood* areas, and in particular the multi-tiered approach to the consideration of what constitutes a neighbourhood. Given the varied nature of neighbourhoods throughout the City, it is our opinion that applications for redevelopment should be assessed based on their merit with consideration for the neighbourhood context, which in our opinion, should be determined and defined through the planning application process. We are concerned that the multi-tiered approach to what constitutes a neighbourhood may preclude appropriately designed infill projects in the City.

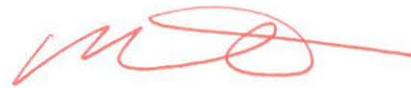
Furthermore, although we recognize the appropriateness of updating the City Official Plan policies, it is our view that the proposed policies are overly prescriptive, particularly those related to Section 4.1.5 and 4.1.9 as it relates to the assessment of prevailing conditions in the neighbourhood and infill development policies. With the imposition of these policy modification, our client is concerned that appropriately designed infill projects and intensification generally, which is encouraged and enunciated through Provincial policies and the City's Official Plan policies will be precluded.

We request, on behalf of our client, to be provided with notice of any changes to the proposed amendments and any decisions of Council in relation to OPA 320. If you have any questions or require further information, please contact the undersigned. Thank you for the opportunity to provide this input to the City's Official Plan process.

Yours truly,  
**Weston Consulting**  
Per:



Ryan Guetter, BES, MCIP, RPP  
Vice President



Martin Quarcopome, BES, MCIP, RPP  
Associate

- c. A. Moini, 1940844 Ontario Inc.  
Kerri Voumvakis, City of Toronto  
Paul Bain, City of Toronto