

May 13, 2015

VIA EMAIL

Mayor John Tory and Members of City Council
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: City Clerk

**Attention: Nancy Martins, Administrator
Planning and Growth Management Committee
100 Queen Street West, 10th Floor, West Tower
Toronto, ON M5H 2N2**

Your Worship and Members of Council:

**RE: City-Initiated Proposal to Amend the Official Plan for the Yonge-Eglinton
Secondary Plan Area
Official Plan Amendment No. 289
City File No. 15 124713 SPS 00 OZ**

We are the lawyers for Jencel Properties Inc. (“**Jencel**”), the owner of the property municipally known as 2245 Yonge Street, which is located south of Eglinton Avenue and within the area affected by the proposed Official Plan Amendment No. 289 (“**OPA 289**”).

We are in receipt of the Notice of Public Meeting for OPA 289 and wish to provide the Planning and Growth Management Committee and City Council with the following written submissions for consideration.

The Jencel property is located on a portion of Yonge Street which has seen recent site-specific proposals for intense forms of development – in particular proposals for development at 2221 Yonge Street and at 1 Eglinton Avenue East. Jencel generally supports the direction in OPA 289 requiring in appropriate circumstances, as part of the development review and approvals process, that opportunities for coordinating development be considered, including by the submission of context plans. Although the proposed policies refer specifically to the achievement of public realm enhancements, other aspects of coordination should also be considered including issues of building placement and the development potential of neighbouring sites.

Jencel also has concerns regarding the impact of development activity on the use of Cowbell Lane, which provides access to the Jencel property and other sites within the block between

Eglinton Avenue and Soudan Avenue. Jencel generally supports the direction in OPA 289 requiring an examination of the impact of vehicular, loading, and servicing activities on the public realm, including transportation and traffic impacts from significant new developments.

In general, Jencel submits that attention should be paid to the use and function of Cowbell Lane. Development proposals should provide for improvements in pedestrian and vehicular safety and traffic operations along Cowbell Lane, and opportunities for enhancements and upgrades to the public realm and streetscape along the lane as well as at its intersections with the adjacent road network.

Public realm and streetscape considerations regarding Cowbell Lane are also connected to OPA 289's policies regarding the "Eglinton Green Line" and the "Yonge and Eglinton Crossroads". The design, configuration, and layout of these public space initiatives should be carefully considered in assessing development activity in this location.

Please provide us with notice of the Planning and Growth Management Committee's deliberations and decisions in respect of OPA 289, as well as the deliberations and decisions of any other committee of Council and City Council. Our contact information is set out in this correspondence.

Yours truly,
Overland LLP



Per: Christopher J. Tanzola
Partner
c. A. Dharamshi (Jencel)