

Ward 22, St. Paul's

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June 12, 2017

Toronto and East York Community Council
100 Queen St W
Toronto M5H 2N2

Dear Chair and Members,

NEW BUSINESS: Yonge St. Clair Secondary Plan Review

There is growing interest from developers in constructing tall buildings in the Yonge St. Clair Secondary Plan Area that do not conform with existing policies in the Secondary Plan.

The Yonge St. Clair Secondary Plan requires updating to strengthen its policies that guide the review of development applications within its boundaries and in particular with respect to the built form policies within Mixed Use Areas near the intersection of Yonge Street and St. Clair Avenue.

RECOMMENDATIONS:**It is recommended that:**

That City Council:

1. Request the Director, Community Planning, Toronto and East York District, to report to Toronto and East York Community Council in Q1 2018 with respect to a work program for the review of built form policies within Mixed Use Areas A and B of the Yonge St. Clair Secondary Plan Area.
2. Request the Chief Planner and Executive Director, City Planning Division, to include the Yonge St. Clair Secondary Plan Review as a new study for consideration in the Division's Study Work Program to be reported to Planning and Growth Management Committee in September 2017.
3. Direct staff to advise planning applicants, consistent with the intent of Policy 5.2.1.2 of the Official Plan, that City Council will not adopt zoning by-law amendments in the Yonge St. Clair Secondary Plan Area that permit development at a scale, intensity or character that necessitates reconsideration of the Secondary Plan policies prior to adoption of the City-initiated Secondary Plan amendments under the Yonge St. Clair Secondary Plan Review.

June 13, 2017

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Matlow', written over a horizontal line.

Josh Matlow
Toronto City Councillor
Ward 22- St. Paul's