



Project No. 12110

May 17, 2018

Toronto City Council  
Toronto City Hall  
100 Queen Street West  
Toronto, ON, M5H 2N2

Dear Mr. Mayor and Members of City Council:

**Re: *Item PG29.4 May 22, 2018 Council Meeting***  
***TOcore: Downtown Plan Official Plan Amendment***  
***520 Richmond Street West***

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We are the planning consultants for 520 Richmond Limited Partnership with respect to its site at 520 Richmond Street West, located at the northwest corner of Richmond Street West and August Avenue (“the subject site”).

A Zoning By-law Amendment application for the site was filed on November 15, 2012 (File #: 12 279689 STE 20 OZ) and a Site Plan Approval application was filed on July 15, 2017 (File #: 17 198847 STE 20 SA) in order to permit a mid-rise mixed-use building, comprised of retail on the ground floor and residential units above.

Since the time of our original applications, we have worked closely with City of Toronto Staff to come to an agreement with City staff regarding an appropriate built form. The revised proposal is for a 15-storey mixed-use building. Although a Final Report has not yet been written by City Planning staff, essentially all of the City comments have been incorporated into the revised proposal and Staff have indicated that they are generally supportive of the revised proposal.

We have reviewed the draft Downtown Plan Official Plan Amendment (“the Downtown Plan”), which was considered and amended by Planning and Growth Management Committee on May 1, 2018, as well as the Supplementary Staff Report, dated May 14, 2018. We, along with our client, have a number of concerns with the Downtown Plan, which are described below.

Firstly, is our opinion that the Downtown Plan, as currently drafted, is not consistent with the Provincial Policy Statement and does not conform with the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”). More specifically, the Downtown Plan does not optimize the use of land and infrastructure, particularly as it applies to the subject site.

In this regard, the Downtown Plan does not take into account Provincial policy directions to optimize the use of land and infrastructure, particularly along transit and transportation corridors, and in particular within the Downtown Toronto urban growth centre and in “major transit station areas”. In this regard, “optimization” means making something “as fully perfect, functional, or effective as possible”.

It is noted that the Downtown Plan does not currently include any transition policies or protocols to recognize proposed redevelopments that are in process, and/or were the subject of applications filed prior to the adoption of the Downtown Plan. In this regard, the above-noted applications for the subject site were submitted well in advance of the release of the initial draft of the Downtown Plan in August 2017 and, as such, we would request that the subject site be exempted from the application of the Downtown Plan.

In the event that the subject site is not specifically exempted from the Downtown Plan, it is our opinion that transition provisions should be incorporated into the Downtown Plan so as to ensure that applications that are in process are reviewed on the basis of the planning framework which was in force at the time they were filed. In this regard, the client, consulting team, some neighbourhood stakeholders and City Staff have worked collaboratively for an extensive period of time to arrive at the supported built form. The Downtown Plan should not then negate this process, which was well underway prior to its release.

Furthermore, we have concerns with the Mid-Rise Building Policy 9.2.9, which sets out prescriptive numerical standards relating to height, angular planes and rear setback. Fundamentally, the imposition of numerical standards in an Official Plan has the potential to stifle creativity, to unnecessarily trigger the requirement for site-specific official plan amendments, and to create unnecessary technical debates. Such detailed numerical standards are generally inappropriate and undesirable in a policy document and are more appropriately included in a regulatory document (the zoning by-law) or a guideline.

We also have significant concerns with proposed Policy 6.8 applying to the King-Spadina and King-Parliament Secondary Plan Areas, which would require the greater of: the replacement of all existing non-residential gross floor area or, a minimum of 25% of the total gross floor area as non-residential uses. The policy, as currently drafted, provides no flexibility to take into account site size, site-specific conditions, or the impacts that non-residential uses may have on built form.

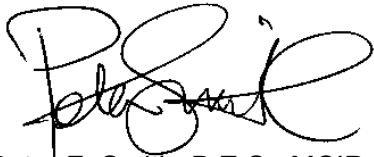
Finally, we also have concerns with proposed Policy 11.1, which would require, for developments containing more than 80 residential units, 15% of the units to be two-bedroom units and 10% to be three-bedroom units, and would specify minimum unit sizes of 87 square metres for the two-bedroom units and 100 square metres for the three-bedroom units. Similar to our comments above, such detailed numerical standards are inappropriate in a policy document. We believe that advancing these prescriptive measures without an in-depth review of market demand/supply and income/affordability results in significant risks with respect to housing affordability and could potentially stifle the development of new housing in the Downtown.

The foregoing is not a comprehensive list of all of the concerns that would arise from the application of the Downtown Plan to the subject site. If our request to exempt the subject site from the Downtown Plan is not granted, on behalf of our client, we request that the approval of the Downtown Plan be deferred by Council, at least as it applies to the subject site, so that all of the concerns can be discussed with Planning staff, and the results be reported to Council.

We appreciate your consideration of the foregoing submission. Should you require any additional information, please do not hesitate to contact one of the undersigned.

Yours very truly,

**Bousfields Inc.**



Peter F. Smith, B.E.S., MCIP, RPP



Sasha Lauzon, M.PL., MCIP, RPP

cc: *Joanna Kimont, City Planning*  
*Robert Cooper, Alterra*  
*Daniel Artenosi, Overland LLP*