



June 6, 2018

BY E-MAIL

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City Clerk c/o Nancy Martins
Administrator, Planning and Growth Management
Committee
City Hall, West Tower, 10th Floor
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Dear Sirs/Mesdames

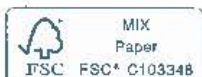
**Re: Midtown in Focus: Proposed Yonge-Eglinton Secondary Plan Update
Notice of Open House and Notice of Special Public Meeting
Item PG30.4 – Request for Deferral**

We are the solicitors for the Greater Toronto Apartment Association (the "GTAA"). The GTAA represents the multifamily, purpose-built rental housing industry. The GTAA's membership is comprised of hundreds of companies that own and manage in excess of 150,000 purpose-built rental apartment units across greater Toronto, with the vast majority in the City of Toronto.

On behalf of the GTAA, we are writing to express concern with the draft Yonge-Eglinton Secondary Plan Update, dated November 2017, (the "**Plan**") which is scheduled to be considered by the Planning and Growth Management Committee in Item PG30.4 on June 7, 2018. We ask that the PGMC defer consideration of this item until further study has been undertaken on the impacts of the Plan on the Yonge-Eglinton rental and affordable housing markets.

The GTAA is concerned that the policies of the Plan are unnecessarily restrictive, do not provide for an appropriate balancing of the objectives reflected in the City's Official Plan, and are not consistent with the Provincial Policy Statement (the "**PPS**") or the Growth Plan for the Greater Golden Horseshoe (the "**Growth Plan**"). As has been raised by other concerned landowners, it is the GTAA's position that:

- The Growth Plan and the PPS promote intensification and compact built form, particularly in areas well served by public transit. These instruments also support the



provision of rental housing. The Plan appears to have the opposite effect, and will aggravate affordable housing concerns. This can be seen through policies that restrict the construction of tall buildings to limited identified sites, which does not allow for consideration of proposals for additional tall buildings which may be nonetheless acceptable given specific context.

- New policies regarding built form and massing do not adequately allow for site-specific considerations.
- The policy specifying the amount of a monetary Section 37 contribution as equal to 25% of the incremental market value of the gross floor area discourages the provision of rental and affordable housing and will compromise the ability of the City to achieve other important objectives, such as the improvement of amenities and facilities for existing residents.

The GTAA is particularly concerned that the Plan will negatively impact the ability of the City to achieve its affordable and rental-housing targets. The requirement for all new housing (including rental housing) to attain certain ratios of two- and three-bedroom units and to offer units of a minimum size without providing appropriate incentives will discourage developers from pursuing rental housing opportunities, aggravating further disparity in the housing market. While purpose-built rental developments include more multiple bedroom units than other developments, each project varies. An incentive for a higher percentage or number of multiple bedroom units would be a preferred mechanism.

Further built-form restrictions in the Plan, such as greatly limiting tall buildings and preventing new free-standing tall buildings, specifying low maximum heights and high setback and stepback requirements, significantly limiting infill development opportunities, and imposing increased minimum tower separation distances, severely limit opportunity for increased density and tower renewal, amplifying affordable housing concerns.

Lastly, we understand that staff have recommended that the City seek the approval of the Minister of Municipal Affairs, allegedly under Section 26 of the *Planning Act*. It is our position that this is an improper use of Section 26 and represents an abuse of process as it appears to solely be for the purpose of preventing appeals of the instruments.

We ask that the PGMC defer consideration of this item until further study has been undertaken on the impacts of the Plan on the Yonge-Eglinton rental and affordable-housing markets. Please provide us with notice of decisions by Council or of the Planning and Growth Management Committee related to this matter.



Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read "Signe Leisk". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Signe Leisk

SL/CEG