



CANADIAN APARTMENT  
PROPERTIES • REIT

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July 15, 2022

BY EMAIL

Toronto City Council  
c/o Marilyn Toft  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Ms. Toft,

**Re: AGENDA ITEM NY34.5  
Yonge Street North Planning Study – City Initiated Official Plan Amendment  
5-15 Tangreen Court, Toronto**

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We, CAPREIT Apartments Inc., are the owners of Tangreen Court Apartments located at 5 – 15 Tangreen Court, Toronto (“the Site”). The Site, which fronts onto Steeles Avenue adjacent to Centrepont Mall, contains two 18-storey rental apartment towers, as well as surface parking and landscaped open space.

The Site is not included within the proposed Yonge Street North Secondary Plan (“the Proposed Plan”) Area or the Steeles Transit Station area, but is located immediately adjacent to the western boundaries of both areas (see Attachment 1). The Site is, however, referenced in some of the policies related to the Transportation Master Plan. The Site is located within the proposed Steeles-Yonge Avenue PMTSA as adopted by Council on June 20, 2022.

As adjacent landowners to the Secondary Plan Area, the Proposed Plan has direct implications for both the current and potential future use of the Site. We would like to meet with City staff to understand the implications of the Proposed Plan, and the associated Transportation Master Plan, on the Site. To date, we have not been approached by City staff on this matter. While we continue to review the Proposed Plan, we have identified some initial questions and potential issues of concern, including but not limited to:

- The Proposed Secondary Plan policies direct density to the Steeles Transit Station Area which conflicts with Provincial Policy direction that density be directed to the Steeles-Yonge PMTSA. It is our understanding that City Council will consider the delineation of the Steeles-Yonge PMTSA (Proposed SASP 760) at the same meeting as the Proposed Plan. However, we note that the proposed boundaries of the PMTSA are inconsistent with the boundaries of the Proposed Plan as well as the character areas and building typologies proposed in the Secondary Plan for the “Steeles Transit Station Area.”

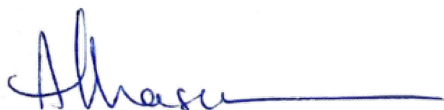
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Accordingly, it seems that the staff report did not meaningfully consider the potential conflicting policy directions respecting where additional density or intensification would be appropriate.

- The Proposed Plan does not address the relationship between the Site and the adjacent Secondary Plan Area. Specifically, the relationship and impact of any development within the Steeles Avenue Transit Area on the Site has not been adequately addressed in the Proposed Plan.
- The Proposed Secondary Plan includes numerous urban designs and built form policies, which in our view, if applied to the Site, would not optimize the use of the planned subway extension and Steeles transit station, contrary to the direction of the PPS and the Growth Plan to optimize existing and planned transit infrastructure and to direct growth to higher order transit corridors, particularly subways. Such policies would not be appropriately applied to the Site in the context of the PMTSA designation. What are the implications of the Proposed Plan, in any, on any future development on surrounding properties?
- The implementation section does not adequately address how required transportation improvements to support the Proposed Plan will be addressed on lands outside the Proposed Secondary Plan area. It is noted that there are three proposed road improvements within or immediately adjacent to the Site. What is the basis for requiring improvements on lands outside the Secondary Plan Area, and excluding them from the proposed Secondary Plan Area?
- Map 49-10 has identified a Potential Shared Mobility Hub on the Site, which is not appropriate when the Site is not part of the Proposed Plan Area. Similarly, Map 49-11 identifies the Site as part of the Transportation Implementation Plan, while not being part of the Secondary Plan Area.

We would like to thank City Council and staff for their attention to this matter and look forward to further discussions on the above matters.

Regards,



Ashley Mason

Senior Vice President Development