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July 18, 2022

DELIVERED VIA EMAIL (councilmeeting@toronto.ca)

Marilyn Toft, Toronto City Council
12th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft, Secretariat

Dear Mayor Tory and Members of Council:

**RE: Agenda Item No. NY34.5 – Yonge Street North Planning Study – City-Initiated
Official Plan Amendment – Final Report
6080 Yonge Street and 11 Homewood Avenue, Toronto
Letter of Objection from Yonge GP Inc.**

We are the solicitors for 6080 Yonge St. Development Inc. (“**6080 Yonge**”), the owner of the lands known municipally as 6080 Yonge Street and 11 Homewood Avenue in the City of Toronto (the “**Site**”). The Site is located on the southwest corner of Yonge Street and Homewood Avenue.

We have reviewed the Yonge Street North Planning Study – City-Initiated Official Plan Amendment – Final Report dated June 27, 2022 (the “**Final Report**”) and the draft Official Plan Amendment 615, Yonge Street North Secondary Plan attached to the Final Report (the “**Draft OPA**”).

Please accept this letter as 6080 Yonge’s written submission of its objections and concerns with the Draft OPA which will amend the North York Centre Secondary Plan and introduce the Yonge Street North Secondary Plan.

By way of background, a settlement was reached with the City with respect to site specific Official Plan Amendment and zoning by-law amendment appeals to the Ontario Land Tribunal (the “**OLT**”) for a 14-storey mixed use building on the Site. A settlement hearing was held and the OLT issued a decision on November 30, 2021 approving the settlement proposal and the related OPA and zoning by-law amendments. We have been working with City staff to clear the

conditions for the issuance of the final Order and we anticipate the final Order will issue prior to the City's adoption of the new CBC By-law on August 15, 2022.

We have had an opportunity to review the policies set out in the Draft OPA applicable to the Site and, notwithstanding the settlement that has been reached, we are concerned the applicable policies would not allow for the approved 14-storey development. In light of the settlement reached with the City and approved by the Tribunal, we had previously requested through City Planning that the City incorporate an SASP into the final OPA for this Secondary Plan which would permit the approved development on the Site.

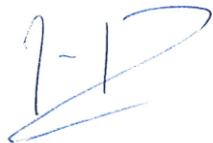
We understand City staff brought forward the Final Report and Draft OPA to the meeting of North York Community Council (“**NYCC**”) on June 27, 2022. At its meeting, NYCC adopted City staff recommendations with amendments. However, no SASP for the approved 14-storey development for the Site has been recommended and therefore we continue to object to the adoption of the plan in its current form as proposed by City staff and amended by NYCC. If our client's request is not addressed by City Council at its meeting on July 19th and 20th, 2022, we will be left with no choice but to appeal the final Secondary Plan to the OLT.

Notwithstanding the submission of this letter, our client is nevertheless willing to work with the City to find an appropriate solution to these issues.

Lastly, please accept this letter as our request for notice of any further meetings or decisions of City Council regarding the Draft OPA and any related matters.

If you have any questions regarding the above, please do not hesitate to contact me at 416-645-4572 or via email at jason.park@devinepark.com.

Yours very truly,
Devine Park LLP



Jason Park
JIP/OMR

cc: Jessica Braun, City of Toronto Legal Services
Jason Davidson, City of Toronto Legal Services
Guy Matthew, City Planning
6080 Yonge St. Development Inc.