

From: [Michael Manett](#)
To: [North York Community Council](#)
Cc: [Adam Seif](#); [Arash Gorji](#); [Guy Matthew](#)
Subject: 6150 to 6160 Yonge Street, 9 to 11 Pleasant Avenue and 18 Goulding Avenue OPA and ZBA Applications Planning Application Number 19 243755 NNY 18 OZ, 19 243760 NNY 18 SA and 21 231690 NNY 18 CD
Date: April 19, 2022 11:33:58 AM
Attachments: [Nov 19 2020 Letter to City Planning re Sorbara application.pdf](#)

Attn: Clerk

At the request of Guy Matthew, City Planner on this particular matter, I am writing to provide formal input to the North York Community Council with respect to the above noted applications on behalf of the owners of 15 and 17 Pleasant Avenue, properties adjacent to, and immediately to the west of the subject proposed development. We had provided input to this application process by way of correspondence dated November 19, 2020 (attached) outlining concerns of the owners of the neighbouring properties that appropriate comprehensive planning was not being carried out for this particular redevelopment since the Yonge Street North Planning Study should have formed the basis for the planning of the area, including our client's lands and the lands subject to these applications. This has become even more important since the Yonge Street subway extension has been confirmed and will greatly impact the subject lands and the adjacent lands of our clients.

Therefore, we continue to have concerns with the proposed development, as outlined in the attached letter, and oppose the applications on the basis that proper comprehensive planning has not occurred, most specifically related to the Block in which the 15 and 17 Pleasant Avenue properties are located, along with the subject application sites.

Most specifically, if 15 and 17 Pleasant Avenue are not planned comprehensively with the subject applications, then at minimum there should be conditions attached to any approvals of these applications that provides for connected parking, specifically the proposed underground parking entrance, which has been planned to be immediately adjacent to our clients lands, such that any redevelopment of 15 and 17 Pleasant Avenue can gain access to its future underground parking from the common underground entrance driveway/ramp. We understand from Guy Matthew, in response to our inquiry about the status of the Yonge Street North Planning Study, that it can be expected that 15 and 17 Pleasant Avenue will become, through redesignation, a **Mixed Use Areas** site and therefore, underground parking will likely be a prerequisite for any redevelopment project for those lands.

In summary, we wish to register formal opposition to the subject applications, as they are currently being proposed, subject to more comprehensive planning taking place for the entire Block, including 15 and 17 Pleasant Avenue.

Please provide this correspondence to members of North York Community Council and place it on the public record.

We also wish to be formally advised of any decision NYCC makes on these applications and of any further meetings related to the applications. Thank you.

Regards,

Michael Manett, MCIP, RPP

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November 19, 2020

Guy Matthew, MCIP, RPP

Senior Planner, City of Toronto Planning Dept.

North York District

5100 Yonge Street

Toronto, Ontario M2N 5V7

Dear Mr. Matthews:

Re: . Application Nos: 19 243755 NNY 18 OZ and 19 243760 NNY 18 SA

Further to your email of November 9, 2020 related to the above noted applications, the related Notice of Applications dated October 23, 2020, and as outlined in my email to you of November 6, 2020, I act on behalf of the owners of 15 and 17 Pleasant Avenue, properties immediately adjacent to and west of the subject applications' location. Although the Notice of Applications is dated October 23, 2020, you have confirmed that all plans and associated supporting documentation are related to application material filed in 2019.

I have reviewed the proposed development application with the intent of gauging the potential impact on my clients' properties at 15 and 17 Pleasant Avenue. Of significance to this review is the impact and importance of the Provincial announcement in May 2020 confirming the Yonge North Subway Extension, which places the subject development, and my clients' properties, at the midway point between two new subway stations, the Cummer-Drewry Station and the Steeles Station. The Steeles Station has been identified as an Intermodal Station, which is considered to be a Major Transit Hub. This subway line has a completion date identified by Metrolinx as 2030. The Province's Smart Growth objective for transportation corridors, such as the Yonge North Subway Extension, is to provide for housing intensification and employment growth. The building industry confirms that where TTC goes up so does the property value and so in consequence properties close to the subway are always going to be going up in value. Recent studies found that properties located close to a subway station were 30% more expensive. Therefore, it is imperative that these properties be properly planned for intensification to ensure that the most appropriate use is made of them in support of the public expenditure for high level transit.

With respect to the consideration of the application for the proposed development, and the potential impact on my clients' lands, we would like to know if the City will now be undertaking an expedited completion of the on-again/off-again Yonge Street North Planning Study as a result of the confirmation of the Yonge North Subway Extension, since that will certainly have an impact on the potential development of the subject application and the properties at 15 and 17 Pleasant Avenue. Notwithstanding that eventuality, the subject development application is an ongoing application in process, and currently under review by the City.

In order for a more comprehensive and appropriate plan for the land block that includes 15 and 17 Pleasant Avenue and the lands included in the subject application to occur, the opportunity exists for the incorporation of the 15 and 17 Pleasant Avenue properties into an overall development, or concept plan, that would clearly square off the land use block and provide for more appropriate intensification of a rationalized revised site area.

The two sites at 15 and 17 Pleasant Avenue have a combined area of approximately 11,820 sq.ft. The Site Plan for the filed development application, based on a review of the plans prepared by Quadrangle, proposes an overall Residential FSI of 5.35

If this density was applied to the additional lands incorporating the 15 and 17 Pleasant Avenue properties (which could be achieved through a revised, site specific Official Plan Amendment and Zoning By-law Amendment) this could result in a potential of approximately 63,235 sq.ft. of residential floor area that could be added to the project/development block as a total, depending on its deployment. With a general loss of 15% for common area and other space loss the resulting net GFA for residential or other use would be approximately 53,750 sq.ft. for these two properties.

Based on the current design of the proposed development/application, the building on the Pleasant Avenue frontage is terraced down to the 15 and 17 Pleasant Avenue properties, since they are in the low density Neighbourhood, in a way that is restricted significantly more than the Goulding Avenue frontage immediately to the south. The Goulding Avenue frontage includes the equivalent sized properties immediately south of 15 and 17 Pleasant Avenue. If these Pleasant Avenue properties were added to the development, squaring it off with the Goulding Avenue properties, the expectation is that the higher height of the development could shift further west to line up with the height on the Goulding Avenue frontage, accommodating more units in that portion of the site with the overall terracing to the lower density Neighbourhood being shifted west. This of course, would be dependent on adjusting the Official Plan Amendment and Zoning By-law Amendment to incorporate the additional Pleasant Avenue properties.

Based on an average suite size of 850 sq.ft. there would be a potential for approximately 63 additional units to be added to the building/development (based on the added GFA) with the addition of the two properties, along with supporting parking based on the additional available underground space created by the two lot areas. If the units were

larger with an average of 1000 sq.ft. per unit the number of units would decrease to approximately 53 additional units.

The footprint of the properties at 15 and 17 Pleasant Avenue could provide for a potential of approximately 25 parking spaces per level of underground parking. Based on two levels of underground parking that would equate to approximately 50 additional parking spaces, which would provide parking in support of the additional dwelling units.

If the two Pleasant Avenue properties were to be developed independently from the subject application for townhouses or semi-detached dwellings, the maximum number of units would be limited to 4-5 units or a small multi-unit apartment which could be considered as an appropriate transition to the low density Neighbourhood to the west, under the current planning regime. It would clearly be a more efficient use of land to combine the properties into a single development block/project and plan for the area in a more comprehensive manner. This higher density would also be more in keeping with the Provincial intent of having higher density development in close proximity to higher order transit.

The addition of 15 and 17 Pleasant Avenue to the proposed development block would provide for the ability to have more flexibility for the project design, which may relate to a different layout that provides for additional higher floors for additional units closer to Yonge Street, or the expansion of the building footprint and different deployment of the height or additional landscaping/buffering capacity, a wider range of dwelling unit types and sizes and certainly additional underground parking spaces.

From a planning point of view, this additional density on the site/development block, should be supported by the now approved Yonge North Subway Extension which places the subject lands and my clients' lands clearly within the high-level transit corridor, and within 500m of both new subway stations.

Please consider this as formal input on behalf of the owners of 15 and 17 Pleasant Avenue to the City's review of the application, its consideration of appropriate comprehensive planning for the Yonge Street Corridor and any update to the Yonge Street North Planning Study that is intended to occur as part of this overall process.

In the absence of this comprehensive planning exercise, the owners of 15 and 17 Pleasant Avenue wish to register their objection to the development proposed in the applications in files 19 243755 NNY 18 OZ and 19 243760 NNY 18 SA. Any consideration of the subject application, without a more comprehensive planning exercise being undertaken for this location, would not be appropriate or result in "good planning".

Please confirm your receipt of this correspondence, the manner in which it will be addressed by City staff and the likely timing of the review process for the application. Thank you.

Yours truly,

MPLAN Inc.

A handwritten signature in blue ink that reads "Michael S. Manett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

per: Michael S. Manett, MCIP, RPP.

cc. Councillor John Filion

Owners of 15 and 17 Pleasant Avenue