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July 06, 2022

James Pasternak, Chair - North York Community Council

Attention: Julie Amoroso, Committee Administrator

City of Toronto  
100 Queen Street West M5H 2N2

Dear Chair & Members of the North York Community Council:

**ITEM 34.5 - YONGE STREET NORTH PLANNING STUDY – CITY-INITIATED OFFICIAL PLAN AMANDMENT – FINAL REPORT**

On behalf of our client, Republic Developments representing Streetside Capital Holdings Inc., Shivani Ruparell, and 2126754 Ontario Inc. on a development application at lands known municipally as 6167 Yonge Street, 10 Newton Drive and 9 Madawaska Avenue, we would like to submit the following comments on the draft Official Plan Amendment for the Yonge Street North Planning Study.

The subject site consists of one lot in two parts, located on Yonge Street near Newton Drive. A combined application for a Zoning By-law and Official Plan Amendment to enable the development of a 14-storey, midrise development on the subject site was submitted to the City in January 2022 and is currently under review by staff.

**APPROACH TO YONGE STREET NORTH AREA**

Our client, on advice from us, has submitted an application that we believe is responsive to the goals of the City and the secondary plan. The proposal provides the public realm the city is seeking on Yonge Street while also complying with an angular plane established from 80% of the Yonge Street right of way and protecting for 5 hours of continuous sunlight on the opposite sidewalk along this important corridor.

We were somewhat surprised, however, to find that the city is calling for a strict adherence to an angular plane from the adjacent intersecting streets, in our case, Newton Drive and Madawaska Avenue. It was particularly surprising since the City has already supported developments with mild intrusions into the angular plane across the street as recently as March of this year.

**HEIGHT AND TRANSITION**

Our conversations to date with Staff have been positive and we believed we were heading towards a shared understanding of how to get to a positive recommendation on this application by allowing for some further terracing on the side streets, reducing the size of the mechanical penthouse and negotiating for public realm improvements. However, the proposed policies run against the conversations we've had and would limit the amount of housing that could be achieved on this site.

James Pasternak, Chair - North York Community Council

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Notwithstanding that the application was made prior to enactment of this secondary plan and that Clergy applies, we suggest a modest amendment to the language of the policies that is like language already deployed elsewhere in the proposed secondary plan, by placing the word “generally” in the proposed Policy 8.7, so that it reads:

“8.7 The base building heights of all tall buildings and mid-rise buildings will not exceed the 80 percent of the adjacent right-of-way width. On corner sites, the base building heights will ensure an appropriate transition in scale down to **generally** 80 percent of the adjacent local street right-of-way width.”

We believe this minor change will be in keeping with the intent of the official plan and City-supported approvals across the street, and ensures that new development will provide necessary housing, be appropriately scaled and still provide a meaningful transition. Our goal has always been to work with City Staff to support the implementation of the Yonge Street North Secondary Plan, and we believe this modest change will address the concerns, allow us to continue to work collaboratively with City Staff and achieve a mutually beneficial outcome.

### CONCLUSIONS

Many years of work and extensive public consultation on behalf of the City, staff and the local Councillor have gone into the development of the Yonge Street North Secondary Plan. Its proposed policies are generally supportive of transforming the suburban character of this key corridor into a multi-modal, transit-supportive district that transitions appropriately from Yonge Street, Steeles Avenue and Cummer Avenue to the interior neighbourhoods.

We appreciate the time and effort Staff have put into the proposed framework and look forward to continue working collaboratively on an approach that meets the goals of the City while also supporting the type of housing density that is required in the City of Toronto.

Respectfully submitted,

**IBI Group Professional Services (Canada) Inc.**



Giulio Cescato, MCIP RPP  
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