



**H O R O S K O**  
P L A N N I N G L A W

July 6, 2022

BY EMAIL

North York Community Council  
c/o Julie Amoroso, Committee Secretariat  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Dear Ms. Amoroso:

**RE: AGENDA ITEM: NY34.5  
YONGE STREET NORTH PLANNING STUDY – CITY-INITIATED  
OFFICIAL PLAN AMENDMENT  
6210 YONGE STREET**

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We are the solicitors for 1018429 Ontario Inc. (“1018”) the Owner of 6210 Yonge Street (“the Site”). The Site is located at the northwest corner of Yonge Street and Moore Park Avenue, just south of Centrepont Mall.

We are writing to express 1018’s concerns with the proposed Official Plan Amendment 615 (“OPA 615”) as it relates to the Site. Our client does not support the proposed Secondary Plan in its current form given the concerns outlined below that should be addressed prior to adoption of OPA 615.

1. The delineation of the proposed “Steeles Transit Station Area” on Map 49- should align with the boundaries of the proposed Yonge-Steeles Protected Major Transit Station Area (“Yonge-Steeles PMTSA”) as per the proposed Site and Area Specific Policy (SASP) 760 that was endorsed by the City’s Planning and Housing Committee at its meeting on July 5, 2022.


2. Map 49-5 should be revised so that the Site is not limited to “mid-rise buildings”. The Site is within the above noted PMTSA and this area should be optimized to support planned transit infrastructure investments. A mix of both tall buildings and mid-rise buildings should be permitted.
3. In relation to the above, should the Site continue to be located in Areas B and C on Map 49-5, Policies 2.10, 8.3, 8.4 and 8.28 should recognize the potential for both tall buildings and mid-rise buildings on these lands given the location within a PMTSA.
4. Our clients have concerns that the built form policies are overly restrictive, do not provide sufficient design flexibility or need further clarity including but not limited to excessive setbacks / stepbacks, restrictions on uses along Yonge Street, restrictions on canopy / overhangs, and inclusion of standards that are best suited to Zoning By-law or as guidelines in an Urban Design Guideline for the area. To this extent, our client has concerns with Policies 3.7, 3.16, 3.17, 3.21, 3.25 a), 6.1, 6.3, 8.7, 8.9, 8.10, 8.11, 8.15, 8.18, 8.19, 8.29, 8.30 and 8.31.

We therefore request that Community Council not adopt OPA 615 as currently drafted and direct staff to consult with our client (and others) to address the concerns raised herein.

We also request to be notified of any further public meetings and decisions on this matter.

Thank you.

**HOROSKO PLANNING LAW**



Barry A. Horosko, BES, JD

cc. Clients  
David McKay, MHBC