



IBI GROUP
7th Floor - 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930
ibigroup.com

July 7, 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 AMENDMENT – FINAL REPORT

On behalf of our client, Trolleybus Urban Development, 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 three residential lots on Centre Avenue, located just east of Yonge Street. An application for an Official Plan Amendment, Zoning By-law Amendment to enable the development of a 10-storey, midrise development on the subject site was submitted to the City in April 2022, was deemed complete on May 4, 2022, and is currently under review by staff.

We have been active participants in the consultation process and been in regular communication with Staff, local stakeholders, and this Committee with respect to the Yonge Street North Planning Study.

APPROACH TO YONGE STREET NORTH AREA

The draft Official Plan Amendment makes significant strides towards providing an updated planning framework that responds to the intensification already taking place in the area, particularly in regard to creating a multi-modal, transit-supportive community in support of the forthcoming Yonge North Subway Extension. The subject site is located in the Mid-Rise East Character Area.

In our opinion, the proposed development already meets the goals established in the Draft Policies, including the provision of an adequate setback from Centre Avenue, the consolidation of existing lots to allow for mid-rise development, massing the building in order to hide loading, service and parking areas, and provision of TDM measures in order to support improving the area's multi-modal capacity. However, we have identified a few areas where we feel the draft Official Plan Amendment does not take site-specific conditions into account with regards to height and transition, specifically as it concerns Centre Avenue.

James Pasternak, Chair - North York Community Council

Attention: Julie Amoroso, Committee Administrator –July 7, 2022

HEIGHT AND TRANSITION

We appreciate that the draft policies for the Mid-rise East and West areas establish that heights shall “generally” be no higher than the width of the frontage’s right of way (Proposed Policy 8.32), as this terminology allows for the consideration of site-specific context rather than imposing a strict measure. In the instance of the subject site, Centre Park is located directly across the street and shadow studies indicate there will be no significant shadow impacts on the park, in accordance with Proposed Policy 8.3.1, nor on the opposite sidewalk.

Additionally, the lots along the north side of Centre Avenue are atypically deep for the Mid-rise character areas, and for the overall Yonge Street North study area. This depth allows for the proposed development of the subject site to achieve a maximum height in a manner that respects the angular plane and does not create additional negative impacts on the park across the street, the surrounding public realm or on the adjacent properties, which will redevelop in the course of time. This depth further allows the design to achieve many other goals of the proposed Secondary Plan, including massing the building such that impacts on the street and public realm are minimized, and in providing a greater number and diversity of housing units in proximity to Yonge Street.

We believe it is therefore compliant and applaud the approach. The only addition we want to suggest, is incorporating language similar to what was deployed in the Sheppard Avenue West Commercial Secondary Plan which provides direction for sites that are unusually large to permit greater heights and density providing they respect the angular plane on Sheppard Avenue West and the neighbourhood and we would suggest that such language could be incorporated here as follows:

“For further clarity, for sites designated Mid-rise East and West, greater heights may be considered subject to policies of this Secondary Plan, Urban Design Guidelines, and appropriate community benefits, provided it is demonstrated that any additional density is compatible with the adjacent land uses and is within the angular plane (45-degrees taken from 80 percent of the right of way) from adjacent streets and within a 45 degree angular plane of any lands designated Neighbourhoods.”

In our opinion, such language would remove any ambiguity about what might constitute “generally” within the height of the right of way.

James Pasternak, Chair - North York Community Council

Attention: Julie Amoroso, , Committee Administrator –July 7, 2022

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 further appreciate that staff have presented a flexible approach that should allow for the site-specific context to be taken into consideration as the gradual evolution of the area unfolds.

Respectfully submitted,

IBI Group Professional Services (Canada) Inc.



Giulio Cescato, MCIP RPP
Associate Director - Practice Lead, Planning