

July 7, 2022

Our File No.: 171739

**Via Email**

North York Community Council  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Julie Amoroso, Secretariat**

Dear Sirs/Mesdames:

**Re: Item NY34.5 – Yonge Street North Planning Study – City-Initiated Official Plan Amendment – Final Report**

We are counsel to Centre Park Holdings Inc. in respect of the lands known municipally as 33-43 Centre Avenue. We write on behalf of our client to provide its comments on draft Official Plan Amendment No. 615 (the “**Draft OPA**”) resulting from the Yonge Street North Planning Study (the “**Study**”).

As outlined below, our client and its consultants have participated in the Study Process and appreciate the continued engagement of City staff. However, based on our review, a number of the policies in the Draft OPA give rise to concerns due to conceptual deficiencies, overly prescriptive policy language or a lack of clarity. In our view, the Draft OPA in its current form does not represent good planning and modifications are warranted prior to approval.

**Background and Comments on the Draft OPA**

As background, our client’s lands are located on the south side of Centre Avenue, approximately 230 metres east of Yonge Street. The lands are designated *Neighbourhoods* in the Official Plan and currently contain single-detached dwellings. As acknowledged in the staff report before Community Council, the lands are the subject of active official plan and zoning by-law amendment applications to facilitate their redevelopment with a series of low-rise buildings that are designed to be sensitive to the existing context and provide additional housing options for the community. These applications have been appealed to the Ontario Land Tribunal.

Our client and its consultants have been following the Study process closely and have liaised directly with City staff with respect to certain aspects of the Draft OPA. Our client appreciates the overall direction of the Draft OPA as it relates to its lands, in that it encourages compatible



intensification within *Neighbourhoods* to contribute to a range of building types and housing options, including a diversity of multi-unit building types. However, our client has a number of concerns with the Draft OPA as presented to Community Council. For example:

- Policy 3.28 provides that new buildings are to “respect and reinforce the prevailing patterns of rear and side yard setbacks and landscaped open space.” This policy is not consistent with the overall thrust of the Draft OPA and has the potential to undermine the policies that encourage a diversity of low-rise building types within *Neighbourhoods*. More flexible policy language is warranted that more fully reflects the intent of the Draft OPA to facilitate compatible intensification within *Neighbourhoods*.
- Policy 6.1 provides policies regarding unit mix, including a requirement for a minimum of 40% of units to contain 2- or 3-bedrooms. This threshold is unduly high and out of keeping with practice in the City, and the policy language is too prescriptive as currently drafted. At minimum, the mandatory language should be replaced with language that encourages certain unit mixes, to recognize the unique circumstances of each site.
- Policy 8.5 refers to a 45 degree angular plane taken from the boundary of the Secondary Plan area, when the designation is *Neighbourhoods* at the boundary. This concept is not appropriate in the context of the overall intent of the Draft OPA and, in any event, the way such an angular plane would be applied is unclear from the policy language as drafted.
- Policy 8.13 provides direction for the height of building entrances above grade relative to public sidewalks. Given the different circumstances of each site, including groundwater and other physical conditions, flexibility in these matters is required. This type of language is more appropriate as an urban design guideline rather than an official plan policy.
- Policy 8.35 addresses the consolidation of existing lots. It is inappropriate for official plan policies to speak to matters relating to property ownership. Furthermore, consolidation may well be required in order to achieve the policy objectives set out in the Draft OPA with respect to the intensification of *Neighbourhoods*-designated lands with a diversity of multi-unit building types. The first sentence of this policy should be deleted.

We respectfully request that staff be directed to amend the Draft OPA to address the concerns outlined above. We appreciate the opportunity to provide these comments on behalf of our client and would be pleased to meet with City staff to discuss further.

Please also accept this letter as our request for notice of any decisions relating to this matter.

**Goodmans**<sup>LLP</sup>

Yours truly,

**Goodmans LLP**

A handwritten signature in blue ink that reads "Max Laskin". The signature is written in a cursive style with a large initial "M" and a long, sweeping underline.

Max Laskin  
ML/

cc. Client  
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