



PLANNING AND URBAN DESIGN

7 July 2022

By E-Mail to nycc@toronto.ca
North York Community Council
6100 Yonge Street
Toronto, ON
M2N 5V7

Attention: # Julie Amoroso, Committee Secretariat

Dear Ms. Amoroso,

**RE: # Yonge Street North Planning Study – City-initiated Official
Plan Amendment Agenda Item: NY34.5 #
File No. 22.548**

We are the planning consultant for Augend Investments Ltd (the “Owner”), who is the owner of the lands municipally known as 6283-6285 Yonge Street (“Subject Site”). The Subject Site is within the area that is subject to the City-initiated Official Plan Amendment #615 (“OPA 615”) and the proposed Yonge Street North Secondary Plan (the “Secondary Plan”).

We are writing to advise that our client does not support the proposed Secondary Plan in its current form, and hereby request that Community Council not endorse the Secondary Plan and defer its consideration until staff have conducted meaningful consultation with affected landowners, including our client.

Upon preliminary review of the Final Report of the Director, Community Planning, North York District regarding the Yonge Street North Planning Study, dated June 27, 2022, together with the draft OPA 615, in our opinion the Secondary Plan requires significant revisions based on the issues summarized below:

Lack of Public Consultation

The Secondary Plan was made available for public review for the first time on June 21, 2022—just 4 business days before the staff-imposed commenting deadline of June 27, 2022. The extremely short notice provided for public review of the Secondary Plan did not allow for meaningful consultation as would be appropriate and expected for such a critical and wide ranging planning instrument, having city and region-wide implications.

A copy of the email correspondence from City Planning staff that notified the public of the Secondary Plan is attached to this letter.

Among the many substantive concerns we have with the proposed Secondary Plan are the following:

Character Areas and Built Form

The boundaries of the proposed “Steeles Transit Station Area” found on Map 49-2 should be consistent with the boundaries of the proposed Yonge-Steeles Protected Major Transit Station Area (“Yonge-Steeles PMTSA”), for lands within the Secondary Plan area, as reflected in the proposed Site and Area Specific Policy (SASP) 760 that is recommended by City Planning staff and was endorsed by the City’s Planning and Housing Committee at its meeting on July 5, 2022. At a minimum, the proposed “Steeles Transit Station Area” should align with the boundaries of the proposed Yonge-Steeles PMTSA along the Yonge Street corridor, extending south to Homewood Avenue on the west side of Yonge Street and Centre Avenue on the east side of Yonge Street.

Regarding Map 49-5, we believe that the lands on the east side of Yonge Street between Steeles Avenue East and Athabaska Avenue, and the lands on both sides of Yonge Street between Athabaska Avenue and Homewood Avenue/Centre Avenue, should not be identified as “Mid-rise Buildings on Yonge”. Rather, these lands should be identified for a “Mix of tall buildings and mid-rise buildings at Steeles Transit Station Area”. This revision would recognize Provincial policy directives that support the optimization of transit investments, particularly through intensification of properties along a higher order transit corridor, within a major transit station area, and in an area where the existing and planned built form context includes tall buildings.

Excessive Tower Stepback Requirements

Proposed Policy 8.19 should be revised to facilitate tower stepbacks of a minimum of 3 metres, consistent with the City’s Tall Building Design Guidelines. Moreover, Section 3.1.10 of the City of Vaughan’s proposed Yonge Steeles Corridor Secondary Plan provides that towers stepback from the base element by 3 metres and, in our opinion, it would be appropriate to have similar development standards in this regard both north and south of Steeles Avenue.

Restrictions on Cantilevering

Policies 3.26 and 3.7 introduce an unnecessarily restrictive prohibition on cantilevering of buildings into the setback area. Such a restriction imposes an inflexible and prescriptive standard that inhibits the potential to address matters of architectural expression, urban design, density, weather protection, and mitigation measures for pedestrians at grade.

Retail At Grade Requirement

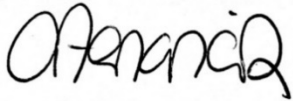
Policy 3.21 introduces an unnecessarily prescriptive requirement for street-related retail to front at least 75% of the building's street frontage. The broader objective of this policy should be to encourage a range of active uses at grade, and accordingly, the language of this policy should be revised.

In summary, given the extreme lack of public consultation that was afforded to reviewing the Secondary Plan, we strongly believe that a deferral of consideration of the proposed Secondary Plan be granted. This would allow the public a meaningful opportunity to review and comment on this new document advanced by staff, and to provide staff the time needed to respond to the comments received.

Please ensure that we receive notice of any decision(s) made by Community Council and/or City Council regarding this matter.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik, MCIP, RPP
Principal

From: Guy Matthew <Guy.Matthew@toronto.ca>
Sent: Tuesday, June 21, 2022 3:32 PM
To: Guy Matthew <Guy.Matthew@toronto.ca>
Subject: Yonge Street North Draft Policies

Good afternoon,

You are receiving this email because you attended the last Community Consultation Meeting for the Yonge Street North Planning study or have expressed an interest in getting a copy of the draft policies.

The draft Secondary Plan is now posted on the [Study's webpage](#) for your review. Please feel free to reach out with any comments, questions or feedback you may have.

Regards,
Guy

Guy Matthew MCIP, RPP
Manager, Community Planning
North York District (Central Section)
[City of Toronto](#)

T: (416) 395-7102



While it suits me to email now, I do not expect a response or action outside of your own working hours.