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Our File No.: 221252

**Via Email:** [phc@toronto.ca](mailto:phc@toronto.ca)

Planning and Housing Committee  
City of Toronto  
10<sup>th</sup> Floor, West Tower  
City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Nancy Martins, Secretariat**

Dear Sirs/Mesdames:

**Re: Item PH34.10 – Ready, Set, Midtown: Zoning Review – Final Report and Zoning By-law Amendment for Midtown “Villages”**

We are solicitors for CSG Yonge Manor Limited and CSG Hillside Limited in respect of the lands known municipally as 2079-2111 Yonge Street, 12-20 Manor Road East and 9-11, 31, 35-41 Hillside Avenue East (the “**Properties**”).

We are writing to provide our client’s comments to Planning and Housing Committee regarding the above-noted matter and, in particular, the proposed zoning by-law amendment (the “**Draft ZBA**”) as it would apply to the Properties. Our client previously provided comments to the City regarding this matter, including written correspondence on March 28, 2022, but our client’s concerns remain unaddressed in the Draft ZBA being presented to Planning and Housing Committee.

With approximately 69 metres of frontage on Yonge Street and a depth ranging from 80 metres to 92 metres, the Properties represent an opportunity for intensification in close proximity to higher order transit. At the north end of the Yonge Street South Character Area, the Properties are appropriate for a 15-storey building in accordance with the height range set out in the Midtown Plan. The surrounding context at the intersection of Yonge Street and Hillside Avenue includes buildings with heights between 28-storeys and 12-storeys. The unique depth of the Properties also means that appropriate transition can be provided to the east, including the potential provision of new public parkland.

The Draft ZBA simply fails to recognize the optimization potential of the Properties, in accordance with the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe and the Midtown Plan. In particular:

- While Diagram 1E has been revised to include more of the Properties, the eastern boundary should be further revised to include the Properties in their entirety.
- The proposed height limit of 25.5 for that portion of the Properties along Yonge Street represents an inappropriate under-utilization of the Properties. As noted in the written correspondence provided by our client's planning consultant on March 28, 2022, the maximum height should be increased to 46.5 metres to reflect what is permitted on the west side of Yonge street north of Hillsdale Avenue. Moreover, the rationale for such an increase is the same as the City provided for certain lands on the west side of Yonge Street.
- Diagram 3E would zone a portion of the Properties as OR (x39). This is entirely inappropriate. The well-established case law would require the City to purchase private lands, or otherwise acquire such lands as part of a redevelopment process, if it intends for such lands to be used as a public park. Further, the Draft ZBA would establish a 5.0 metre setback from an Open Space Zone. There is no planning basis to determine such a setback in the absence of a development application, especially when numerous approved developments in the Yonge/Eglinton area do not provide such a setback from a public park.
- There are other site-specific provisions that do not conform with various policy documents and do not represent good planning.
  - Site-specific provision 729 would require 15 percent of the total number of dwelling units to provide a minimum interior floor area of 90 square metres. Provisions related to minimum unit sizes were removed from the Midtown Plan and should not be included in the Draft ZBA without additional provisions allowing for flexibility.
  - Site-specific provision 730 would require certain setbacks and floor plate maximums for any additional storeys above certain minimum heights. This provision fails to recognize the need for flexibility in the design of mid-rise buildings having a hybrid typology up to 15 storeys.
  - Site-specific provision 732 provides for certain front yard setbacks for the first two storeys, but these appear to be in conflict with the specific setback required in (G) under Exception 554.

Please also accept this correspondence as our client's formal request to receive notice of any decision regarding this matter. Any such notice can be directed to the undersigned.

Yours truly,

**Goodmans LLP**

A handwritten signature in blue ink, appearing to read 'D. Bronskill', is positioned above the printed name.

David Bronskill  
DJB/

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