



PLANNING AND URBAN DESIGN

04 July 2023

City of Toronto  
Planning & Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**Attention:**                   **The Chair & Members**  
   **Planning and Housing Committee**

Dear Members,

**RE:**                               **PH5.3 – Our Plan Toronto: Recommendations on Seventy Employment**  
   **Area Conversion Requests and Chapter 7 Site and Area Specific Policy**  
   **Review – Final Report**  
   **Request No. 009 – 20 Brentcliffe Road**  
   **Request No. 042 – 105 Vanderhoof Avenue**  
   **General Comments - 103 Vanderhoof Avenue**

WND File: 22.569

We are the planners for the Owners of 103 Vanderhoof Avenue in the City of Toronto (the “Subject Site”). This Letter has been prepared in order to provide comments on the proposed conversion of 20 Brentcliffe Road, in the context of the previously-considered conversion request for the south side of Vanderhoof Avenue.

103 Vanderhoof Avenue (the “Subject Site”) is located within the central portion of the “Laird” Major Transit Station Area, and directly south of Site and Area Specific Policy (“SASP”) No. 396, which was enacted through City of Toronto By-law 628-2020. This SASP generally provides for mixed use intensification on the north side of Vanderhoof Avenue, with tall and midrise building locations identified on Map 3 – Building Heights in Storeys. Through Map 3, building heights on the north side of Vanderhoof Avenue, directly northeast of the Subject Site are planned for up to 30-storeys, with tower heights generally decreasing as one moves east along Vanderhoof Avenue and north towards Eglinton Avenue.

With respect to 20 Brentcliffe Avenue in the Reporting to the Committee Planning Staff provide an assessment that is largely based on Vanderhoof Avenue serving as a boundary between mixed use designated lands on the north side, and employment designated lands on the south side, noting:

*“In staff’s opinion, the redesignation of the lands to Mixed Use Areas would provide an opportunity to integrate the lands into the existing and emerging mixed used context north of Vanderhoof Avenue and achieve the vision of the Laird in Focus study and provide additional parkland. The redesignation would include a SASP on the lands that protects the employment uses to the south of Vanderhoof Avenue, while providing for significant employment gross floor area on the lands. Establishing Vanderhoof Avenue as a consistent boundary of employment uses for the broader employment area protects against the potential future encroachment of incompatible uses south into the Leaside - Thorncliffe Area of Employment”*

While it is noted that the proposed SASP does include policy language to require compatibility between residential and employment uses south of Vanderhoof, this policy could readily be applied to properties along the south side of Vanderhoof Avenue to similarly ensure future compatibility to be determined through subsequent Zoning By-law Amendment applications. This Policy for a compatibility requirement is also otherwise provided for within the parent Official Plan, with Policy 2.2.4 (5) requirement the location of sensitive uses near and or adjacent to *Employment Areas*.

Given the relatively narrow width of Vanderhoof Avenue (20 metres), the Subject Site is located immediately opposite the planned conversion site and is not materially different in its context than the planned conversion. It should be noted that in the Preliminary Assessment, Staff recommended that the lands be retained as *General Employment* and that concerns identified are not dissimilar to those identified for the adjacent 105 Vanderhoof Avenue, but for the separation of Vanderhoof Avenue itself.

Similarly, the proposed SASP includes a requirement for a provision of affordable housing to be secured through any future development, which could similarly be applied to the Subject Site. The Owner has submitted a Pre-Application Consultation Request for a 22-storey mixed use building containing rental dwelling units and retail uses, and is amenable to discussing the quantum of affordable housing to be secured.

As part of SASP No. 396, the planned context includes residential and mixed use midrise and tall buildings in direct proximity to the Subject Site, with the greatest heights planned for the area directly northeast of the Subject Site on the north side of Vanderhoof Avenue. In our opinion, it would be appropriate for the properties fronting the south side of Vanderhoof Avenue to be considered as equally appropriate for conversion and intensification as that planned for the north side.

With respect to concerns regarding land use compatibility, detailed studies could be undertaken as part of a detailed consideration or formal application, in order to establish what (if any) mitigation measures may be required for mixed use development on the Subject Site in a manner similar to that proposed for the north side of Vanderhoof Avenue.

In our opinion, consideration should be given to the potential redesignation of the Subject Site to permit residential uses while maintaining employment uses in a mixed use building format, in a manner consistent with the considerations established for the north side of Vanderhoof Avenue and beyond towards Eglinton Avenue East. Such land use permissions would allow the Subject Site to maintain its role in providing employment uses, while also introducing desirable residential density that will support the planned (and on-going) transformation of the Laird and Eglinton neighbourhood into a vibrant complete community well served by transit infrastructure.

We trust that this letter is informative as you continue to work through the Municipal Comprehensive Review process. We would welcome the opportunity to discuss the contents of this Letter with City Planning Staff, as well as provide any further demonstration plans which may assist in the consideration of our comments herein.

Yours very truly,

**WND associates**  
planning + urban design



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