

February 5, 2024

Delivered Via Email

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

Attention: Sylwia Przewdziecki

Dear Mayor and Members of Council:

**Re: Item PH9.1 – Ready, Set, Midtown: Zoning Review – City Initiated Zoning By-law Amendments for Select Lands Designated Apartment Neighbourhoods – Decision Report - Approval
Various Properties, City of Toronto**

We are solicitors of The RW 124 Development Corporation, The RW 136 Development Corporation and The RW 77 Land Corporation in respect of various properties in the Yonge-Eglinton Secondary Plan area, including the properties known municipally in the City of Toronto as 124 and 136 Broadway Avenue and 77 Roehampton Avenue (the “**Properties**”). We are writing on behalf of our clients and their affiliated entities to provide comments regarding the Midtown Zoning Review and, in particular, the draft Zoning By-law (the “**By-law**”) that applies to lands within the Yonge-Eglinton Secondary Plan area, including but not limited to the Properties.

General Concerns

As developers that have active planning applications within the Yonge-Eglinton Secondary Plan area and may acquire further interests in other lands in the future, our clients have the following general concerns with the By-law:

- **Height**: The height proposed in the By-law is too low and does not appropriate implement applicable policies in the Yonge-Eglinton Secondary Plan area or reflect the surrounding context.
- **Landscaping**: The proposed minimum landscaping requirements are not appropriate for tall building development in such an urban location. Instead, it appears to reflect an outdated approach that would re-introduce tower-in-the-park form of development that is not reflecting of the context.

- Setbacks, setbacks and tower separation: The By-law would require minimum building setbacks and setbacks without regarding for the street context or the built form approach to a site intended for intensification. In particular, the proposed 30-metre tower separation distance is not based on the area context, current planning policy or any applicable urban design guidelines.
- Tower floorplates: The area context includes many examples of tower floorplates in excess of 750 square metres. These approvals occurred both before and after OPA 405.
- Minimum Unit Sizes: There is no basis in policy to propose minimum unit sizes, especially when the approved version of OPA 405 eliminated any minimum unit size requirements from policy.


Transition Matters

The By-law contains transition provisions that would not prevent the erection or use of proposed redevelopment for the Properties, as certain complete planning applications for the Properties have been submitted prior to Council adoption of the By-law. However, while the Properties are caught by the transition clauses found in the By-law, the By-law should further provide that the Properties are exempt from the By-law or provide that zoning by-law amendments for the redevelopment of the Properties prevail over the By-law.

We would appreciate receiving notice of any decision made by City Council in connection with this matter. Please do not hesitate to contact us if any further information is required.

Yours truly,

Goodmans LLP



Joe Hoffman
JBH/

1377-4499-0217