



PLANNING AND URBAN DESIGN

27 February 2024

City of Toronto
Planning & Housing Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto ON M5H 2N2

Attention: Nancy Martins, Administrator

Dear Committee Members,

RE: 2024.PH10.3 – Housing Action Plan: Avenues Policy Review – Proposals Report
1091 Yonge Street & 9 Price Street
WND File No.: 21.570

WND Associates has been retained by 1091 Yonge Street Property Inc. and 9 Price Street Property Inc. (the “Owner”) as the planning consultant for the lands municipally known as 1091 Yonge Street and 9 Price Street in the City of Toronto (the “Subject Site”). This letter is provided with respect to the City-initiated draft policy directions for the *Avenues* designated areas of the Official Plan, and further to the recommendations of Item PH10.3 contained within the Staff Report, dated 12 February 2024, being considered by the Planning and Housing Committee on 28 February 2024.

The Subject Site

The Subject Site is located on the east side of Yonge Street at south east corner of the intersection of Yonge Street and Prince Street, with a portion extending south to Rowanwood Avenue. The Subject Site is currently occupied by one single-storey building, containing a “Sleep Country” retail store fronting Yonge Street, and a three-storey commercial building abutting the adjacent Green P parking lot to the east.

The Subject Site is approximately 1,223 square metres in area with primary frontages of 26.81 metres on Yonge Street and 39.30 metres along Price Street. A narrow “finger” extends along the eastern property line down to Rowanwood Avenue, which is currently used as a private driveway.

The Subject Site is located within the Summerhill area of Toronto, with this portion of Yonge Street characterized by a mix of older and new building types in low, mid-, and high-rise formats, supporting vibrant at grade retail uses. The recently approved “Scrivener Square” 21-storey mixed-use development will be located immediately to the north of the Subject Site on the opposite side of Price Street. The heritage-designated North Toronto Station and Canadian Pacific rail corridor lay beyond with Summerhill Subway Station located just north of the rail corridor.

The Line 1 (Yonge) subway trench abuts the Subject Site to the east and is decked over with a Toronto Parking Authority parking lot. Further east is the Toronto Lawn Tennis Club and the South Rosedale neighbourhood. To the south, a “Shell” gas station abuts the Subject Site, while a mix of mid-rise and low-rise buildings extends southwards to Rosedale Subway Station and further beyond into downtown. West of the Subject Site, a mix of low-rise commercial buildings line the opposite side of Yonge Street, while further beyond is the low-rise residential Summerhill neighbourhood.

On July 19, 2023 the Council of the City of Toronto enacted site-specific Official Plan and Zoning By-law Amendments (By-law Nos. 967-2023 and 968-2023 respectively) which generally permit the establishment of a 15-storey mixed use building, and identify specific setbacks and a maximum density through regulation. For reference, a copy of these instruments is included with this Letter as Appendix A.

Analysis of Proposed Policy Directions

We are generally supportive of the proposed policy directions contained within the Staff Report however offer the following comments to the Committee for consideration moving forward through the proposed consultation and policy drafting stages of the Review.

With respect to the policy direction regarding Mixed Use Avenue Nodes, we are encouraged by the proposal to differentiate such areas proximate to transit from other *Avenues* designated areas, as well as the proposed direction to recognize tall buildings as an appropriate built form in these areas. We would suggest including a recognition that there may be sites along *Avenues* outside of proposed mixed use nodes which may be appropriately sized and configured for a tall building form.

Similarly, Section 1.6 notes that the Chapter 5 policies regarding Implementation will be used where portions of *Avenues* may be subject to Secondary Plans or Area Specific Policies. While this is consistent with the general Interpretation policies of the Official Plan, in some cases the Site and Area Specific Policies conflict with goals for intensification and provincial policy direction to optimize the use of land in proximity to transit. We would encourage Staff to review Secondary Plans and Site and Area Specific Policies as part of this Review, and repeal those which are in conflict with the emerging policy direction.

We are also generally supportive of the proposed policy direction that properties designated *Neighbourhoods* adjacent to “shallow lots” along *Avenues*, however would suggest that this policy direction be reviewed to include both “shallow” and “deep” lots along *Avenues*, to recognize the inherent benefits that come from comprehensive redevelopment.

Conclusion

We are generally supportive of the draft policy directives contained within Attachment 1 of the Staff Report, and will continue to monitor further policy directives or updates with respect to this matter. We would welcome the opportunity to participate in any consultations or meetings with City Planning Staff during the Review. Should you have any questions or comments regarding this Letter, please do not hesitate to contact the undersigned.

Yours very truly,

WND associates
planning + urban design



Sean McGaffey
Senior Associate
