

From: [Michael Nemanic](#)
To: [Planning and Housing](#)
Cc: [Luke Johnston](#); [Giouz Mutlu](#)
Subject: [External Sender] Dunpar's Comments for 2024.PH12.3 - May 9, 2024 - Planning and Housing Committee
Date: May 9, 2024 3:16:59 PM
Attachments: [image001.png](#)

Hello –

Dunpar Developments Inc. (“**Dunpar**”) has reviewed the April 24, 2024 staff report and appendices attached thereto and offers the following comments:

- (1) Dunpar is a well-known developer and builder in the City of Toronto (the “**City**”) that specializes in the construction of standard townhouses and back-to-back townhouses.
- (2) Based on Dunpar’s longstanding experience in developing and constructing dozens of townhouse communities in the City, Dunpar must express its profound concern with the impact that the proposed Official Plan Amendment and Zoning By-law Amendment would have upon future townhouse projects in the City.
- (3) Many of the proposed performance standards do not reflect the prevailing or, if not prevailing, commonplace built form performance standards of standard townhouses and back-to-back townhouses in the City, especially those constructed by Dunpar.
- (4) The most objectionable amendments are as follows:
 - (a) The 50% soft landscaping performance standard far exceeds the amount of soft landscaping typically provided;
 - (b) The maximum building length of 19-m arbitrarily restricts building lengths to 62 feet, which is significantly narrower than a typical townhouse block; and,
 - (c) The minimum dwelling unit widths of 16.4-ft and 19.7-ft are incredibly wide, given that many townhouse units, especially back-to-backs, are 15-ft wide.
- (5) The effect of the foregoing performance standard modifications will be to reduce, family-friendly and Missing Middle housing options that are affordable to young families, which could not have been the City’s intent.

Dunpar is willing to engage in discussions with City staff to further explain why additional flexibility is required to promote infill intensification through the development and construction of standard and back-to-back townhouses. Thank you for receiving these comments.

Sincerely,

Michael Nemanic
Legal Counsel & Development Management

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