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February 3, 2025
File No.: 122567.1113

By E-mail
councilmeeting@toronto.ca

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

Attention: Ms. Kelly McCarthy, City Council Secretariat

Dear Members of Council:

**Re: Planning and Housing Committee's Avenues Policy Review and Official Plan
Amendment 778
Letter of Concern
North American Development Group**

We are counsel to North American Development Group and 4158 Kingston Road Inc., who have a proprietary interest in properties municipally known as 4158 to 4180 Kingston Road and 8 & 20 Overture Road (collectively, the "**Property**") in the City of Toronto (the "**City**"), which are located along a designated *Avenue*.

Our client and its planning consultants, Bousfields Inc. ("**Bousfields**"), participated in the City's Avenues Policy Review (the "**Review**"), which proposes Official Plan Amendment 778 ("**OPA 778**"). On behalf of our client, Bousfields submitted a letter to the City dated December 11, 2024 outlining our client's comments on the Review based on the information provided at the virtual public consultation meetings held in November 2024.

We are writing to express our client's continuing interest in the advancement of OPA 778. The City's Planning and Housing Committee will present its report to Council on February 5, 2025, recommending the adoption of OPA 778. The adoption of OPA 778 will have a direct effect on our client's development of the Property as the Property is located along a designated *Avenue*, is in close proximity to the Guildwood GO Station, and is located within the boundaries of the proposed Site and Area Specific Policy 641 for the Guildwood Protected Major Transit Station Area. Our client has an interest in the following policy of OPA 778 as currently drafted:

1. To achieve growth and intensification on *Avenues*, development along *Avenues* may go beyond the height and scale of a mid-rise building in *Mixed Use Areas* when located within a 500-800 metre walking distance of an existing or planned subway station, light rail transit station, or GO rail station.

While our client was pleased that the Review was revised to include a policy providing that additional heights beyond mid-rise buildings would be considered on *Avenues* within 500 to 800 metres of existing or planned frequent transit, OPA 778 should include an explicit recognition that is subject to the minimum

density targets and other policies that promote intensification within major transit station areas where there is overlap.

Please provide us with notice of all upcoming meetings of Council or Committees of Council at which this matter will be considered, and we ask to be provided with Council's decision with respect to this and any related item.

Yours truly,

A handwritten signature in black ink, appearing to read "PDuffy".

Patrick G. Duffy

PGD/rw

cc. Caroline Jordan, *Stikeman Elliott LLP*
Client