BOUSFIELDS INC.

Project No. 25246

April 29, 2026

North York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attn: Matthew Green

Dear Chair and Members of North York Community Council,

Re: Wynford-Concorde Focused Area Study
Proposed Official Plan Amendment 902 (SASP 932)

We are the planning consultants for 15 Gervais Drive Limited ("Resident"), the registered owners of the lands municipally known as 15 Gervais Drive (the "subject site"). The subject site is located at the northeast corner of Eglinton Avenue East and Gervais Drive.

On behalf of Resident, we are submitting this letter to provide our comments on proposed Site and Area Specific Policy ("SASP") 932, implemented by Official Plan Amendment 902 for the Wynford-Concorde Focused Area Study. The study was undertaken to develop a planning framework for the Wynford-Concorde area with a focus on an enhanced public realm and streetscape. The policies within the proposed SASP 932 are intended to guide change through improved connections and sustainability, enabling the area to become a transit-supportive pedestrian-oriented community with an enhanced public realm while maintaining automobile access.

Concurrently, the subject site is included within the boundary of the Don Mills Regeneration Study Area, which is being undertaken by the City to satisfy the requirement for a local area study in SASP 828, and to identify policies to be included in an amended SASP 828 for lands designated *Regeneration Areas* near the intersection of Don Mills and Eglinton. It is noted that the draft policies of the Don Mills Regeneration Study Area also include policies related to parkland, mobility, and the public realm.

The subject site forms part of the "Wynford Gervais Site", per the draft policies of the Don Mills Regeneration Area Study. The properties within the Wynford Gervais Site are owned by three separate landowners who have been working collaboratively for a number of years to put forward a coordinated design for these lands that addresses various provincial and municipal planning objectives. Although each landowner is working towards a separate development application, the proposed plans for each property have been coordinated to provide for a comprehensive master planning approach with respect to roads, parks, public realm and built form.

It is also noted that on September 23, 2025, plans were submitted to the City in support of pre-application consultation ("PAC") meetings for the properties comprising the Wynford Gervais Site. The PAC plans were coordinated between the three landowners and illustrate a coordinated approach with respect to the street network and public realm network.

On behalf of Resident, we previously submitted comments on the draft policies of the Don Mills Regeneration Area Study, specifically as they relate to the subject site and the larger Wynford Gervais Site.

There is significant overlap in the draft policies resulting from the Wynford-Concorde Focused Area Study and the Don Mills Regeneration Area Study on matters relating to the public realm, built form and mobility. As such, some of our comments previously submitted on the latter study are included in this letter, for your consideration.

Accordingly, on behalf of Resident, we respectfully request that Council either adopt the recommended policy revisions outlined below or, in the alternative, defer adoption of the Official Plan Amendment to a future date to allow the comments identified below to be addressed through continued discussions with City staff.

We appreciate the opportunity to comment on the draft policies, as set out below.

Potential Mid-Block Pedestrian Connection

Maps 2 and 3 of SASP 932 illustrate a north-south "Potential Midblock Pedestrian Connection" extending north from Eglinton Avenue East to Wynford Drive and straddling the property line between 15 Gervais Drive and 1200 Eglinton Avenue East.

The location of the Potential Midblock Pedestrian Connections was identified on the PAC plans as the location of a new north-south private road. The new private road is planned for a 16.5-metre right-of-way with sidewalks on both sides and would achieve the goal of Policy (b)(i) of enhancing the pedestrian amenity of the area by linking both public and private open spaces and enhancing the pedestrian experience on the streets.

We also note that the illustrated location of the "Potential Midblock Pedestrian Connection" on the Public Realm Map of SASP 932 conflicts with the location of a Potential Mid-Block Connection shown on the Wynford Gervais Structure Plan in the draft policies of the Don Mills Regeneration Area Study, which locates it on the easterly portion of 1200 Eglinton Avenue East.

Given that the mid-block connection is labelled as "Potential" on the mapping and the function will be fulfilled through the provision of a new private street, we therefore request that Policy (b)(i) be revised as follows:

> *New development will be encouraged to examine opportunities to provide privately-owned publicly accessible open spaces (POPS), including potential mid-block connections as conceptually shown on Maps 2 and 3, in a manner that continues and complements adjacent public spaces and streets, to create plazas and additional spaces for community activities, as well as enhancing the pedestrian experience on the streets.*

Potential Future Park

Map 2 (Public Realm Map) of SASP 932 illustrates a "Potential Future Park" between 15 Gervais Drive and 1200 Eglinton Avenue East.

The location and configuration of the "Potential Future Park" similarly differs from the coordinated PAC plans previously submitted by the landowners. As noted in our comments regarding the policies of the Don Mills Regeneration Area Study, while we understand the value of a single central park on the Wynford Gervais Site, the landowners have never contemplated a single park but instead have incorporated two or three park locations within the Wynford Gervais Site, to be complemented by a network of mid-block connections and POPS and which would achieve various public realm objectives, including those noted above.

We therefore request that the Public Realm Map be revised to indicate "Potential Future Parks" in the locations illustrated on the PAC plans, which were coordinated with the adjacent landowners to create a network of parks and POPS across the Wynford Gervais Site. The proposed revision to the Public Realm Map would be consistent with Policy (d)(i), which states that:

> *The locations of future parks as shown on Map 2 are conceptual in nature, and the final location of future parks and open spaces will be determined as development proposals are received and reviewed, and development in the area proceeds.*

Conclusion

It is our opinion that there is significant overlap between proposed SASP 932 and the draft SASP policies of the Don Mills Regeneration Area Study, resulting in layers of similar subject matter. As noted above, we have previously provided comment on the Don Mills Regeneration Area Study.

We appreciate the opportunity to comment on the proposed policies for the Wynford Gervais Site.

We would like to continue to be notified of any updates or decisions on this matter. If you require any clarification or wish to discuss these matters further, please do not hesitate to Katie Hickey, Chris Sim or the undersigned.

Yours very truly,

Bousfields Inc.

Mike Bissett, MCIP, RPP

cc: Ornella Richichi, Resident
Nik Papapetrou, Resident