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Planning and Housing Committee  
2025.PH26.6, North York at the Centre:  
Directions Report for an Updated Secondary Plan

**Re: Recommended Option – North York Centre Secondary Plan (NYCSP)  
Preliminary Comments on behalf of 48, 50, 56, 58 and 60 Avondale Avenue, 17 and 19  
Bales Avenue, and 25, 35, 37, 39, 41, 43, 45, 51, 53, 55, 57, 61 and 63 Glendora Avenue**

## 1.0. Background

We are writing on behalf of the owners of the properties municipally known as 48, 50, 56, 58 and 60 Avondale Avenue, 17 and 19 Bales Avenue, and 25, 35, 37, 39, 41, 43, 45, 51, 53, 55, 57, 61 and 63 Glendora Avenue (the “subject site”). The subject site is an assembly of 20 single detached properties currently occupied by single family dwellings.

The subject site has been approved for 3 towers of 45, 39 and 26 through a Decision of the Ontario Land Tribunal (“OLT”) dated September 8, 2023. A Final Order approving the implementing Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) is still outstanding.

This correspondence provides comments in response to the City’s publication of the Recommended Option for the update to the North York Centre Secondary Plan (“NYCSP”).

We acknowledge that a number of legislative and policy changes have taken place in the last few years which have should be taken into consideration in the preparation of the planning considerations of the updated NYCSP, including:

- Legislative changes to the Planning Act, as enacted through Bill 23 (More Homes Built Faster Act (2022)) and Bill 185 (Cutting Red Tape to Build More Homes Act (2024)).
- The new Provincial Planning Statement, 2024 (“2024 PPS”) came into force on October 20, 2024. The 2024 PPS replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020. The 2024 PPS is intended to be a streamlined province-wide land use planning policy framework that provides municipalities with tools and flexibility in order to facilitate the development of at least 1.5 million homes by 2031.

- A much greater emphasis in this recent PPS directs planning authorities to promote the planning principles of intensification, compact form, transit supportive development forms and densities, that optimize the use of land, housing options and opportunities, and infrastructure, including public transit infrastructure, pedestrian friendly development, and efficient use of land, resources and public infrastructure. A key focus of these documents is for the provision of intensification surrounding existing and proposed higher order transit stations as a means to bring on more housing units.
- The 2023 City Council approved Housing Pledge aimed, to facilitate the construction of 285,000 new homes by 2031.
- The 2025 Ministerial approval of the OPA 570, bringing the Sheppard-Yonge PMTSA and its minimum population and employment target of 350 residents and jobs combined per hectare into effect.
- The approval of OPA 778 concerning lands along *Avenues* and in particular, lands within 500-800 metres of higher order transit.

It is imperative that the revisions to the NYCSP support Provincial and Local policies aimed at promoting optimized intensification and increasing the supply of housing in a faster manner, particularly on lands very well serviced by existing higher order transit infrastructure.

Based on our review of the recommended structure plan and draft key policy directions, we provide the following preliminary comments/concerns:

- Within the section on Housing Unit Mix and Size, (page 92) the "Recommended Policy Directions No. 5" sets out a unit mix of at least 40% 2 and 3 bedroom units as 10% 3 bedroom, 15% 2 bedroom and 15% being a mix of 2 bedroom and 3 bedroom units. The proposed unit-mix requirement could negatively impact development feasibility. Unit sizes naturally vary with market demand, and fixed percentages will eliminate needed flexibility. Although this recommended policy direction identifies the permissions for a reduction in the unit mix, additional policy direction should be added to identify existing approvals. Alternatively, the addition of site specific exemption policies that recognize existing approvals taking place prior to adoption of a new NYCSP should be included.
- Within the section on Arts and Culture (page 97), "Recommended Policy Directions No. 31" seeks to "Encourage the retention, expansion and creation of community-scale spaces for arts and culture sector uses throughout the Secondary Plan area". It is our suggestion that where community services are incorporated, flexibility to the amount of private amenity area and sizing should be implemented (i.e., should be lower when such community space is being provided in a building).
- Page ix) of the Executive Summary identifies in the last bulleted point the following: "Identify additional or improved community services and facilities to meet the needs of existing and future residents.: "Recommended Policy Directions No. 8 identifies the following: "Encourage new development and redevelopment to leverage all available tools to meet identified

community service and facility needs, including through on-site community benefits.” This policy direction should provide clarification to recognize that privately owned and/or for-profit retail/community providers also serve as an integral delivery method in the provision of community services that should equally be encouraged, whereas the current recommendation appears to focus on non-profit and city-owned community facilities exclusively. For example, privately owned and/or for-profit daycare should also be encouraged in addition to city-owned daycare). It is our opinion that Recommended Policy Direction No. 7 should be expanded to include private and third party providers to also be identified for the provision of such services. In summary, private and/or for-profit community service delivery is another important resource for staff to recognize, and that partnerships with for-profit providers is a form of “leveraging all available tools to meet identified community service and facility needs” pursuant to Recommended Policy Direction No. 8.

Should the recommended option and policy directions be endorsed by Planning and Housing Committee and subsequently by Council, we recommend that similar implementation provisions to those in OPA 615, Section 9 – Implementation be considered for the ultimate new North York Centre Secondary Plan, which provides the following:

***Minor Variations***

*9.14 Minor variations to the policies within Section 3: Public Realm and Section 8: Built Form of the Yonge Street North Secondary Plan shall be to the satisfaction of the City, be minor in nature, and shall respond to the unique conditions or context of a site. Such variations will not require an amendment to this Plan.*

We would be pleased to meet with staff to discuss our preliminary comments, and we reserve the right to provide additional comments on existing and future public materials as the NYCSP process evolves and additional policy is formulated. We also request notice of any upcoming report and/or meeting(s) concerning this topic area, and any decision regarding this matter. Please do not hesitate to contact the undersigned at ext. 2103.

Yours very truly,  
**GOLDBERG GROUP**



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Associate

cc. Michael Gow  
Jeff Oulahen