



PLANNING AND URBAN DESIGN

2 December 2025

Nancy Martins
City of Toronto
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Nancy Martins

Planning and Housing Committee Administration, City Council, Committees and By-laws

Dear Ms. Martins,

RE: 36-40 Avondale Avenue – Preliminary comments and land use planning issues with respect to North York at the Centre: Directions Report for an Updated Secondary Plan Submitted on behalf of 1001081495 Ontario Inc. and 1001081493 Ontario Inc.

Item: 2025.PH26.6

WND File No.: 24.557

Background

WND Associates has been retained by 1001081495 Ontario Inc. and 1001081493 Ontario Inc. with respect to the submission of Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications (the “Applications”) for the property municipally known as 36, 38 and 40 Avondale Avenue in the City of Toronto (the “Subject Site”). The Subject Site is located the north side of Avondale Avenue, approximately 50 metres east of Bales Avenue, within a 350-metre walking distance of the Sheppard-Yonge Subway Station entrance embedded within the Hullmark Centre development at 4789 Yonge Street.

The Proposed Development includes a 49-storey residential development, comprised of a five-storey podium element and a 44-storey tower element with a total of 504 residential units. The Proposed Development includes an overall gross floor area of 32,731.02 square metres and provides a 3.44 metre road widening conveyance, at the request of the City, to accommodate a right-of-way of approximately 28.8 metres for Avondale Avenue.

The Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval applications were submitted on May 2, 2025. The applications were deemed complete on June 3, 2025. City staff issued a Decision Report dated November 19, 2025, which recommends the refusal of the Applications. The Decision Report, under Item 2025.NY28.14, will be considered by North York Community Council on December 5, 2025. To date, City Council has not made a decision on the Applications respecting the Site.

Our client filed a Notice of Appeal on November 28 on the basis that City Council failed to make a decision within the timeframe required under the Planning Act.

The Subject Site is within the current North York Centre Secondary Plan area and also with the boundary of the Secondary Plan Review study area. We have received the latest Final Options and Directions Report on November 26, 2025 which is over 140 pages in length and includes both complex and detailed public policy considerations, massing studies, shadow and wind analysis figures and other statistical analysis which is often detailed in its methodology and used to formulate recommendations for a planning exercise of this scale.

In our opinion, one-week is simply insufficient time to review this complex, and far reaching, planning policy recommendation document which contemplates significant growth and development for the area, and which appears to include significant changes from the June 2025 version of this document.

Summary

We support the general premise of the Secondary Plan review process which recognizes that the existing in-force Secondary Plan is outdated. We also generally support the concept of the expansion of the Secondary Plan Area to facilitate more opportunities for intensification. That being said, based on our preliminary review, we have significant concern with direction of this report primarily as related to height for Subject Site. We also have significant concern with the lack of reasonable time to review this wide-ranging document in advance of Committee's consideration.

Given the foregoing, we request that Item PH26.6 be deferred to the February 26, 2026 meeting of Planning and Housing Committee and we support Councillor Lily Cheng's recommendations in this regard. We trust that a deferral will allow for more meaningful review and comment opportunities for all stakeholders prior to a Recommendation Report being presented to Planning and Housing Committee.

We would be pleased to meet with City of Toronto Community Planning Staff in the interim to discuss our feedback and request to be notified of any future recommendations on this Item. We look forward to providing further comments on the North York Centre Secondary Plan Review process in advance of the February 26, 2026 meeting. If you have any questions on the contents of this letter, please do not hesitate to contact the undersigned.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik, MCIP, RPP
Principal and President
