



PLANNING AND URBAN DESIGN

25 February 2026

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 – Comments on North York at the Centre: Final Options and Directions Report for an Updated Secondary Plan Submitted on behalf of 1001081495 Ontario Inc. and 1001081493 Ontario Inc. Item: 2026.PH28.6
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 on the north side of Avondale Avenue, approximately 50 metres east of Bales Avenue, within a 350-metre walking distance of the Yonge-Sheppard Subway Station entrance embedded within the Hullmark Centre development at 4789 Yonge Street (**Figure 1**).

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.

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, as considered by North York Community Council on December 5, 2025, was subsequently adopted by City Council on December 16 and 17, 2025, without amendments or debate. 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.



Figure 1: Subject Site Aerial Context.

Policy Context

The Subject Site is located within a *Strategic Growth Area* and a *Major Transit Station Areas* as defined by Provincial Planning Statement (PPS 2024). The Subject Site is located within North York Centre and is designated *Mixed Use Areas* under City of Toronto Official Plan.

The Subject Site is located within the approved Sheppard–Yonge Station Protected Major Transit Station Area (PMTSA) under Site and Area Specific Policy No. 725 (SASP 725), as introduced through Official Plan Amendment 570 (OPA 570). OPA 570 was approved by the Minister of Municipal Affairs and Housing on August 15, 2025, as part of six City of Toronto Official Plan Amendments (OPA 524, 537, 540, 544, 570 and 575) that collectively delineate and implement 25 Major Transit Station Area (MTSA) and 95 Protected Major Transit Station Area boundaries across the City.

SASP 725 establishes a minimum density target of 350 residents and jobs combined per hectare for the lands surrounding the Sheppard–Yonge Station and provides a minimum planned density of 3.5 times the lot area (FSI 3.5) for the Subject Site.

The Minister’s decision in August 2025 included new policies establishing additional minimum density and height permissions on lands within 200-500 metres from the stations and PMTSAs, and requires minimum densities in PMTSAs. These policies are set out in Chapter 8: “Major Transit Station Areas and Protected Major Transit Station Areas”.

Policy 6 of Chapter 8 requires the City to update its zoning by-laws to reflect the minimum height and density permissions for lands within PMTSAs/MTSAs, and reads as follows:

“Apartment Neighbourhoods, Mixed Use Areas and Regeneration Areas

6) Within delineated Major Transit Station Areas and Protected Major Transit Station Areas, for lands designated Apartment Neighbourhoods, Mixed Use Areas, or Regeneration Areas City-initiated zoning will permit a floor space index (FSI) of:

- A) 8 FSI or more where the lands are located within 200 metres of an existing or planned transit station; or*
- B) 6 FSI or more where the lands are located within 200-500 metres of an existing or planned transit station.*

Comments on the Final Options and Direction Report

Our comments and issues are as follows:

1. **Recommended Public Realm Option:** Avondale Avenue is identified as a “Side Street” with a recommended 3.0-metre street tree and landscape setback, as shown on Figure 4-7: Recommended Public Realm Map.

The Recommended Policy Direction states that side streets adjacent to Yonge Street, Sheppard Avenue East, and Finch Avenue—including areas within Districts 1, 2, and 4—should *“Provide a minimum 3-metre building setback with space for soft landscaping and street trees with adequate soil volume along the street frontage, where possible.”*

The Subject Site is located within District 2 — Yonge Street Spine. In our opinion, Staff should recognize in the Directions Report that side streets such as Avondale Avenue are already subject to Official Plan Road widening requirements with a planned 27.0 metre right of way. The planned widening is sufficient to accommodate the minimum 3.0-metre landscaped setback within the public right-of-way and boulevard, enabling the full intent of the Recommended Public Realm Option to be implemented without requiring additional setback from private property. As such, the arbitrary 3-metre building setback requirement and identification of Avondale as a side street with minimum 3-metre Building and Landscape setback should be removed to acknowledge site and street-specific public realm conditions.

2. **Cycling Improvements**

Avondale Ave is identified as a Potential Cycling Routes on Figure 4-1 (Recommended Structure Map). We request clarification that implementation of this route will not introduce further road widening that would impact the developable area of the Subject Site.

- 3. Maximum Height Allocation in Storeys and Metres:** The Report provides that the maximum proposed height of 60 storeys at Sheppard-Yonge Station (which is identified as Tall Building Area 1 on Figure 4-13) would match recent development in other Centres in the city.

In our opinion, this approach is not representative of the evolving context of the area and is not consistent with recent Staff-supported and Council-supported development applications in the area. Notably, the recently approved 59-storey development at 45-47 Sheppard Avenue East, which was staff-supported, is within 300 metres of the subway station and within Tall Building Area 3 (identified as ranging from 15 to 45 storeys) demonstrating that taller building forms are appropriate and are in fact emerging within the broader station area, and thus should be considered in evaluating greater height permissions within Tall Building Area 1 but also in Tall Building Areas 2 and 3.

Table 1 below provides a summary of the height of 45-47 Sheppard Avenue East as well as other recently approved new developments which already exceed the recommended height ranges.

Table 1. Existing and Proposed Height Approvals

Address	Approved Height (metres, Excluding Mechanical Penthouse)	Height on Figure 4-13 (metres)	Status of Development Application
45-47 Sheppard Avenue East (30, 49, 53 & 59 Storeys)	105, 159, 172, 194	46-136	Approved
5051 Yonge Street (55 Storeys)	175.4	46-136	Approved
4696 Yonge Street (45 Storeys)	145	46-136	Approved
48 Avondale Avenue (45, 39 & 26 Storeys)	139	46-136	Approved

Given this emerging context, while we appreciate the Staff direction to increase the height range in Tall Building Area 3 to 45 storeys, if Staff are determined to include a numeric height limit, we would recommend that the height be increased to at least 55 storeys to recognize the greater scale that has been approved in Tall Building Area 3 within a similar distance to the subway station. We would however recommend language in the final Secondary Plan that recognizes the ability to exceed the height limit without the need to amend the Official Plan based on appropriate rationale.

Additionally, the intended metric tower heights shown in Figure 4-13 do not account for functional design variations — such as increased floor-to-floor heights in office or mixed-use buildings, or structural and architectural requirements that can increase total building height. As demonstrated by recent approvals both within the Secondary Plan area and across the City, the proposed metric height ranges appear arbitrarily low for a 45-storey tower.

For clarity and consistency in implementation, we recommend as follows:

- The allowed height in Tall Building Area 3 and the Subject Site be amended and increased to at least 55 storeys
- Remove metric height limitations on buildings within Tall Building area 3 and the Subject Site



Figure 2: Figure 4-13: Recommended Building Heights and Types Map within the November 2025 Final Options and Directions Report

4. **Housing Unit Mix and Size:** The Directions report recommends policy direction for larger units that “Requires developments of more than 80 units to include at least 40% 2- and 3-bedroom units, including at least 10% 3-bedroom units, 15% 2-bedroom units, and a mix of 2- and 3-bedroom units for the remaining 15%.”

However, the recently approved development at 45-47 Sheppard Avenue East provides a minimum of 35 percent of the total units as two- and three-bedroom units. This approval applies to a large-scale development consisting of four towers and a total of 2,377 residential units.

While we appreciate the intent of this direction, the required percentage must be grounded in economic and market realities. Larger units generally cost more to build and purchase which directly affects pricing, demand and project viabilities. If the required proportion is set too high, it may limit development feasibility, slow housing deliveries , or result in the need for frequent policy amendments.

In this regard, the City should align the unit mix requirements with the City's Growing Up Guidelines, which provide a clear, Council-endorsed framework for achieving family-sized units in tall buildings in a manner that is both feasible and consistent across development applications.

Summary

We support the intent of the Secondary Plan review process and also recognize that it is no longer appropriate to plan for the area's growth with a policy document that has not been meaningfully updated since 1997 outside of the approval of Site-specific policies and development applications. To support City Staff with this exercise we have submitted an application on behalf of our client for the Subject Site which better aligns with the existing and planned context of the area. We have also participated in several of the open houses which have been held to date, and have expressed support for certain elements of the plan such as the expansion of the Plan's area, elimination of density maximums, and the general increase to height permissions.

That being said, among the other matters noted herein, we do not support the recommendations of Community Planning Staff or the Final Options and Directions Report to limit redevelopment within Tall Building Area 3 to a maximum 45 storeys. In our opinion, height limits should be flexible, but if a limit is to be imposed, height should be increased to at least 55 storeys which would be more consistent with the City's approval of the 53- and 59-storey towers at 45-47 Sheppard Avenue East, within the same Tall Building Area 3 designation, at a similar distance from the transit station.

We would be pleased to meet with the City of Toronto Community Planning Staff and the Local Councillor to discuss our feedback and request to be notified of any future recommendations on this Item. If you have any questions on the contents of this letter, please do not hesitate to contact the undersigned of our office.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik, MCIP, RPP
Principal and President
