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**In reply please quote:
Ref.: 26-PH28.6**

(Sent by Email)

April 17, 2026

CreateTO BOARD OF DIRECTORS:

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**Subject: Planning and Housing Committee Item 28.6
North York at the Centre: Directions Report for an Updated Secondary Plan
(Ward 18)**

City Council on March 25 and 26, 2026, adopted [Item PH28.6](#) as amended and, in so doing, has requested the Board of Directors, CreateTO to direct the Chief Executive Officer, CreateTO, in consultation with appropriate City Officials such as the Fire Chief and General Manager, Toronto Fire Services, the Chief and General Manager, Toronto Paramedics Services, the Chief of Police, Toronto Police Service, and the Executive Director, Corporate Real Estate Management, to:

- a. assess the need to replace or expand emergency services facilities, such as paramedic services stations, fire stations, and/or police stations within the North York Secondary Plan boundary, informed by anticipated growth outlined in the secondary plan; and
- b. work with the appropriate City Official(s) to advance any necessary business cases, including associated funding requirements through the budget process, with consideration of stations within podiums of mixed-use buildings as a model of delivery.

for City Clerk

S. Przedziecki/mm

Attachment

Sent to: CreateTO, Board of Directors
Chief Executive Officer, CreateTO

c. City Manager

City Council

Planning and Housing Committee - Meeting 28

PH28.6 - North York at the Centre: Directions Report for an Updated Secondary Plan

Decision Type: ACTION

Status: Amended

Ward: 18 - Willowdale

City Council Decision

City Council on March 25 and 26, 2026, adopted the following:

1. City Council endorse the North York at the Centre Final Options and Directions Report, found in Attachment 1 to the report (November 19, 2025) from the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, as the basis for the next phase of community engagement and direct staff to continue working with the Ward Councillor on the community engagement program for the Secondary Plan update in Phase 3 of the study.
2. City Council direct the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review to report back to the Planning and Housing Committee in the first quarter of 2027 with recommended Official Plan Amendments for the North York Centre Secondary Plan and accompanying Urban Design Guidelines and an Infrastructure Implementation Strategy.
3. City Council request the Executive Director, Development Review, in consultation with other City Divisions, to consider the policy directions from the North York at the Centre Options and Directions Report, found in Attachment 1 to the report (November 19, 2025) from the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, in the review of development applications to support consistent planning outcomes during the interim period prior to the adoption of an updated Secondary Plan for North York Centre.
4. City Council direct the Chief Planner and Executive Director, City Planning to share the North York at the Centre: Final Options and Directions Report (November 2025) and the Community Services and Facilities Strategy (October 2025) with the Ontario Ministry of Health, including Ontario Health, the Ontario Ministry of Education, and the relevant school boards, as input to their capital planning processes to ensure that required health and education facilities are planned and delivered over time to support the area's projected population growth, including consideration of adding one high school to support the Avondale neighbourhood and the creation of a health hub with co-located seniors and social services.
5. City Council direct the General Manager, Parks and Recreation, in consultation with the Chief Planner and Executive Director, City Planning, to explore alternative approaches for delivering community recreation services and facilities based on the uncertain timeline for the new Newtonbrook Community Recreation Centre, including options such as satellite locations, co-location with other facilities, improvements to existing facilities, phased construction, and any related capital and operating impacts, and to report to the Executive Committee as part of the Parks and Recreation Facilities Plan Implementation Strategy in 2027.
6. City Council direct the General Manager, Parks and Recreation, in consultation with the Chief Planner and Executive Director, City Planning, to include the Yonge and Sheppard area as a potential location for a Community Recreation Centre as part of the City's exploration of alternative approaches for delivering community recreation services and facilities

identified in Part 5 above and to report to the Executive Committee as part of the Parks and Recreation Facilities Plan Implementation Strategy in 2027.

7. City Council request the General Manager, Parks and Recreation, in consultation with the Chief Planner and Executive Director, City Planning, the Toronto District School Board, and other relevant divisions and agencies, to identify and evaluate opportunities to support the potential expansion, modernization, and long-term capacity needs of Mitchell Field Community Centre, including consideration of potential partnerships or co-location opportunities, including the opportunity to build shared facilities with McKee Public School, in recognition of its strategic location to serve both existing residents and future growth in North York Centre and the broader Willowdale community, and to report to the Executive Committee as part of the Parks and Recreation Facilities Plan Implementation Strategy in 2027.

8. City Council request the Executive Director, Social Development and the Executive Director, Corporate Real Estate Management, to assess the feasibility of establishing a temporary location to incubate the operations of the planned Association of Community Centres Board of Management at 45-47 Sheppard Avenue East prior to the development of the permanent facility, and to report back to the Economic and Community Development Committee as part of the Association of Community Centres Facilities and Operations Plan in 2028.

9. City Council request the Board of Directors, CreateTO to direct the Chief Executive Officer, CreateTO, in consultation with appropriate City Officials such as the Fire Chief and General Manager, Toronto Fire Services, the Chief and General Manager, Toronto Paramedics Services, the Chief of Police, Toronto Police Service, and the Executive Director, Corporate Real Estate Management, to:

- a. assess the need to replace or expand emergency services facilities, such as paramedic services stations, fire stations, and/or police stations within the North York Secondary Plan boundary, informed by anticipated growth outlined in the secondary plan; and
- b. work with the appropriate City Official(s) to advance any necessary business cases, including associated funding requirements through the budget process, with consideration of stations within podiums of mixed-use buildings as a model of delivery.

10. City Council request the General Manager, Economic Development and Culture to review and report back to the Economic and Community Development Committee on opportunities to apply the City's cultural and economic strategies, including Culture Connects: An Action Plan for Culture in Toronto and Sidewalks to Skylines: A 10-Year Action Plan for Toronto's Economy, within North York Centre to support current and future growth, including:

- a. as part of the progress report for Cultural Connects: An Action Plan for Culture in Toronto (2025 – 2035) in 2027, on findings from the Cultural Infrastructure Study, details of opportunities to plan for and deliver a community-accessible performance and cultural space that is affordable, flexible, and multi-purpose, including meanwhile and adaptive re-use of vacant commercial space for use by artists and arts organizations;
- b. in Phase 3 of the secondary plan, identify existing data on the economic impact of North York Centre as a work and culture hub, determine if further analysis is needed, and include economic development strategies to support the continued retention and viability of office space in North York Centre, along with expansion strategies as work patterns and office real estate markets evolve, recognizing its role as the largest concentration of office space beyond Downtown Toronto; and
- c. a review of the economic and cultural needs and opportunities in Centres outside Downtown and report back on the feasibility of a coordinated working group approach to support economic and cultural development across Centres outside of Downtown core, with a report back as part of the annual progress report of Culture Connects and Sidewalks to Skylines in 2027.

11. In recognition of the critical role played by Mel Lastman Square and Yonge Street as the heart of North York Centre, City Council request the Chief Planner and Executive Director, City Planning to work with the Executive Director, Corporate Real Estate Management and the General Manager, Transportation Services, to:

- a. ensure the Infrastructure Implementation Strategy for North York Centre that will be prepared in Phase 3 reflects coordination requirements for Transform Yonge and potential future improvements to Mel Lastman Square;
- b. undertake a Public Space Public Life Study of Mel Lastman Square to inform the future vision for the Square incorporating the findings of the forthcoming North York Centre Cultural Heritage Resource Assessment; and
- c. based on the findings of Public Space Public Life Study of Mel Lastman Square, and utilizing a design-focussed procurement process, explore the feasibility of a design concept that creates a landmark that harmonizes a visionary Mel Lastman Square and Transform Yonge design to create a destination in Downtown North York that will spur economic and cultural development to support current density and future growth.

12. City Council request the General Manager, Transportation Services, to investigate the feasibility of implementing Smart Traffic Signals at major signalized intersections within the North York Centre study area; and the feasibility of deploying Intelligent Intersections devices at key locations in the study area to assess current traffic and traffic-pattern changes associated with anticipated population growth.

13. City Council request the Chief Planner and Executive Director, City Planning, and Executive Director, Development Review to consider the following as part of Phase 3 of the development of the North York Centre Secondary Plan, and that these matters be included as part of the Phase 3 consultations:

- a. potential opportunities to reconfigure parkland priority areas around Bishop Park, Glendora Park/Wilket Trail and Hendon Park;
- b. the potential for additional height and density in the area bounded by Bishop Avenue, Pemberton Avenue, Kenneth Avenue and Willowdale Avenue;
- c. the potential for modifying the permitted land uses along Empress Avenue to support Mid-rise uses within 500 metres of the transit station and Low-Rise and Neighbourhoods outside of the 500 metre radius;
- d. the potential to reinforce the established retail main street along Willowdale Avenue between Sheppard Avenue East and Empress Avenue by extending the Priority Retail Street along Willowdale Avenue from Sheppard Avenue East to Empress Avenue and removing any retail requirements along Willowdale Avenue north of Empress Avenue;
- e. the potential of maintaining the Neighbourhoods designation along Willowdale Avenue between Finch Avenue East and Empress Avenue that are outside the Protected Major Transit Station Areas boundary; and
- f. potential opportunities to prioritize parkland expansion of Mitchell Field Park.

14. City Council direct the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, in consultation with the General Manager, Children's Services, to review and consider how forthcoming North York Centre Secondary Plan policies and related implementation tools can be strengthened to secure new licensed child care centres within the North York Centre area through development approvals, community benefits, and public private partnerships, and to report back through the Implementation Strategy on potential funding and delivery mechanisms including exploring funding opportunities to support the future growth and expansion of child care, considering City priorities and available resources.

15. City Council request the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, to assess wind impacts on the public realm as part of the Wind Study for North York Centre that will be completed in Phase 3, and explore possible policies and design strategies to mitigate wind impacts in the public realm as part of the updated North York Centre Secondary Plan and Urban Design Guidelines to be developed in Phase 3 and to inform the redesign of Mel Lastman Square and design of Transform Yonge.

16. City Council request the General Manager, Toronto Water to assess impacts of proposed increased density on basement flooding as part of the Servicing Analysis for North York Centre that will be completed in Phase 3, identify if potential development would have any impact on the results and recommendations identified through completed Basement Flooding Studies for the area, and to report back through the Implementation Strategy on potential funding and delivery mechanisms for any work required.

17. City Council request the Deputy City Managers, in consultation with Chief Financial Officer and Treasurer and local Councillors, to explore how City services and infrastructure within Centres may be planned for and delivered in a way to ensure that they receive adequate and equitable City services and infrastructure to support existing density and future growth and transformation over time, including consideration of evolving service and infrastructure needs, with North York Centre specific opportunities to be considered through the Phase 3 Infrastructure Implementation Strategy.

18. City Council request the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review, in collaboration with the General Manager, Transportation Services, and in consultation with local school parent councils, to identify future bikeways within the North York Centre Secondary Plan area as part of Phase 3 of the North York Centre Secondary Plan Update to enable safe and convenient cycling access for students travelling to local schools.

19. City Council request the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, to prioritize North York Centre as one of the areas for further assessment under the ongoing reviews of Visitor Parking Requirements for New Development (Parts 2 and 4 of Item 2026.PH27.8) and A Strategic Parking Framework for the City of Toronto (Parts 6 and 11 of Item 2025.IE22.2), and to include it in the Strategic Parking Framework report back to the Infrastructure and Environment Committee in the first quarter of 2027.

20. City Council request the Chief Planner and Executive Director, City Planning, the Executive Director, Development Review, and the Executive Director, Social Development, to attend a consultation meeting with local faith leaders and communities organized by the local ward Councillor and consider the findings in the planning of future community spaces as part of the Secondary Plan implementation.

Summary

On January 19, 2021, the Planning and Housing Committee adopted [Item 2021.PH20.2](#) and directed City Planning to review the North York Centre Secondary Plan. This report summarizes the first two phases of community engagement for that review, known as 'North York at the Centre', and proposes guiding principles and directions for updating the Secondary Plan in the next phase of work.

The existing North York Centre Secondary Plan was adopted in 1997 and has shaped significant development and public investment in the area for nearly three decades. North York Centre is now home to more than 50,000 residents and nearly 35,000 employees, making it the largest office-based employment hub in Toronto outside of Downtown. It also plays a key role in welcoming newcomers, with over three quarters of its residents born outside of Canada.

While the original vision to create a downtown for North York has largely been achieved, development pressure continues. North York Centre remains a desirable place to live, work and play, with reliable transit connections and access to shops, services, public spaces, and community facilities. To support and address continued growth pressures in and surrounding North York Centre, updated policies are needed. These will help guide development over the coming decades and ensure the plan is consistent with current Provincial policy and regulations, which have changed significantly over the last two decades.

Over 1,000 attendees participated in seven public meetings held in Phases 1 and 2 of the project. Online engagement was also strong, with over 1,300 people participating in surveys and a community mapping exercise. Ten community pop-ups helped raise project awareness, and 555 people signed up to receive e-updates. The North York Centre Local Advisory Committee (LAC) met five times to review project materials, provide feedback and receive training to host six workshops within their own communities and organizations. Through the various engagement activities, a wide range of diverse residents, including those from equity-deserving groups, provided input into the project. Additionally, to support truth and reconciliation, Phases 1 and 2 included meetings with First Nations (the Mississaugas of the Credit First Nation and Six Nations of the Grand River), the Toronto Aboriginal Support Services Council, and local Indigenous communities.

Three overarching lenses and five guiding principles were identified in Phase 1 to guide the review, based on community input and analysis of North York Centre's unique context. The Recommended Option, outlined in Attachment 1, builds on these foundations, with consideration for community feedback on preliminary options and recent changes to Official Plan policies for Protected Major Transit Station Areas (PMTSAs). The Recommended Option proposes to:

- Expand the Secondary Plan boundary to include PMTSAs along TTC Line 1 and the area east to Willowdale Avenue. New mixed use and building height permissions in the boundary expansion area would facilitate a greater mix of housing types, provide a gradual height transition that mitigates existing wind conditions, improve east-west connectivity and create a more complete community structure.
- Green the public realm by planting more street trees and adding soft landscaping, while expanding parkland in strategic locations to create larger parks that can support a wider range of community programming.
- Introduce greater flexibility for new residential and non-residential uses, while continuing to protect and grow North York Centre's role as an employment hub.
- Celebrate and support the range of uses that make North York Centre a destination for people across the city -- including arts and culture, retail, civic spaces and institutional services.

Details about how the draft options were evaluated, along with a description of the Recommended Option, are provided in the Final Options and Directions Report (Attachment 1). A Community Services and Facilities (CS&F) Strategy (Attachment 2) outlines the investments required to support the level of growth proposed in the Recommended Option.

Pending Council's direction, Phase 3 of the study will begin in January 2026 and be completed in Q1 2027. This phase will include updates to Secondary Plan policies and a range of supporting technical studies and modelling, including for transportation, servicing, sun/shadow and wind. The Recommended Option will act as a baseline for the additional analysis to be undertaken. Phase 3 will also include a Cultural Heritage Resource Assessment, Urban Design Guidelines, and an Infrastructure Implementation Strategy that outlines how and when transportation, servicing and community facilities will be delivered to support future growth. Community engagement will continue in Phase 3, providing opportunities for local residents, businesses, interested parties and Indigenous communities to review and provide feedback on draft materials and policies before they are finalized.

Background Information (Committee)

(November 19, 2025) Report from the Chief Planner and Executive Director, City Planning, and the Executive Director, Development Review on North York at the Centre: Directions Report for an Updated Secondary Plan
(<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-284178.pdf>)
Attachment 1 - North York at the Centre: Final Options and Directions Report
(<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-284179.pdf>)
Attachment 2 - Community Services and Facilities Strategy
(<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-284180.pdf>)
Attachment 3 - Phase 1 Engagement Summary
(<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-284181.pdf>)
Attachment 4 - Phase 2 Engagement Summary and Addendum - Part 1
(<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-284182.pdf>)
Attachment 4 - Phase 2 Engagement Summary and Addendum - Part 2
(<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-284184.pdf>)
(November 26, 2025) Revised Attachment 5 - North York at the Centre: Phase 1 Background Report - Trends, Issues and Opportunities (At a Glance)
(<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-284177.pdf>)
Attachment 5 - North York at the Centre: Phase 1 Background Report - Trends, Issues and Opportunities (At a Glance) - Part 1
Attachment 5 - North York at the Centre: Phase 1 Background Report - Trends, Issues and Opportunities (At a Glance) - Part 2

Communications (Committee)

(November 26, 2025) E-mail from William Rydberg (PH.Main)
(November 27, 2025) E-mail from Bernie Weitzman (PH.Main)
(November 27, 2025) E-mail from Niles Geminiuc (PH.Main)
(November 27, 2025) E-mail from Yasmin Mukino (PH.Main)
(November 27, 2025) E-mail from Ron Freedman (PH.Main)
(November 27, 2025) E-mail from Farid Esna (PH.Main)
(November 28, 2025) E-mail from Paula Silver (PH.Main)
(November 28, 2025) E-mail from Sandy Giles Byrne (PH.Main)
(November 27, 2025) E-mail from Melissa Parsotam (PH.Main)
(December 1, 2025) Letter from Joseph Guzzi, Associate, Dillon Consulting Limited on behalf of LBS Group Limited (PH.Main)
(<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204501.pdf>)
(December 1, 2025) E-mail from Will Zhao (PH.Main)
(December 1, 2025) Letter from Adam Layton, Associate Principal, Goldberg Group on behalf of 83 Drewry Avenue Incorporated and 85 Drewry Avenue Incorporated (PH.Main)
(<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204515.pdf>)
(December 1, 2025) Letter from Stephen Boyle, Willowdale Central Ratepayers Association (PH.Main)
(<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204496.pdf>)
(December 1, 2025) E-mail from Patricia Phillips (PH.Main)
(December 1, 2025) Letter from Jeff and Mark Oulahan (PH.Main)
(December 1, 2025) E-mail from Tariq Muinuddin (PH.Main)
(December 1, 2025) E-mail from Pat Giglio (PH.Main)
(December 1, 2025) E-mail from George Teichman (PH.Main)
(December 1, 2025) Letter from Michael Goldberg, Principal, Goldberg Group on behalf of the owners of the properties municipally known as 11 -21 Johnston Avenue (PH.Main)
(<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204489.pdf>)
(December 1, 2025) Letter from Michael Goldberg, Principal, Goldberg Group on behalf of 120 Sheppard Limited Partnership, the owners of the properties municipally known as 120 and 166 Sheppard Avenue East and 150 and 163 Maplehurst Avenue (PH.Main)
(<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204484.pdf>)
(December 1, 2025) Letter from Michael Goldberg, Principal, Goldberg Group on behalf of the owners of the properties municipally known as 4679 - 4685 Yonge Street (PH.Main)
(<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204498.pdf>)
(December 1, 2025) Letter from Michael Goldberg, Principal, Goldberg Group on behalf of the owners of the properties municipally known as 25 Bonnington Place and 87, 91, 93 and 95 Sheppard Avenue East (PH.Main)
(<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204497.pdf>)
(December 1, 2025) Letter from Michael Goldberg, Principal, Goldberg Group on behalf of the owners of the properties municipally known as 7 Eldora Avenue, 3842 Finch Avenue West, and 2-4 Greenview Avenue (PH.Main)
(<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204485.pdf>)
(December 2, 2025) E-mail from Edward Cui (PH.Main)
(December 2, 2025) E-mail from Cathy Sambrook (PH.Main)

(December 2, 2025) Letter from Todd Trudelle, Associate, Goldberg Group on behalf of the Owners of the properties municipally known as 5320-5324 Yonge Street and 11 Churchill Avenue (PH.Main)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204509.pdf>

(December 2, 2025) E-mail from Jane Wong (PH.Main)

(December 2, 2025) E-mail from Tahereh Raissnia and Mohammad Jooyandeh (PH.Main)

(December 2, 2025) Letter from Todd Trudelle, Associate, Goldberg Group 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 (PH.Main)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204490.pdf>

(December 2, 2025) Letter from Andrew Ferancik, Principal and President, WND Associates on behalf of 110 Sheppard East GP Inc. (PH.Main)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204500.pdf>

(December 2, 2025) Letter from Andrew Ferancik, Principal and President, WND Associates on behalf of 1001081495 Ontario Incorporated and 1001081493 Ontario Incorporated (PH.Main)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-204512.pdf>

(December 3, 2025) E-mail from Nicole Corrado (PH.Main)

(February 22, 2026) Letter from Soma Choudhury and Edward Akler (PH.New)

(February 23, 2026) E-mail from Jérôme Gagnon-Voyer (PH.New)

(February 24, 2026) E-mail from Kirstin Yuzwa (PH.New)

(February 24, 2026) E-mail from Charlotte Pee (PH.New)

(February 24, 2026) E-mail from Judith Lawrence (PH.New)

(February 24, 2026) Letter from Laura Burnham, Executive Director, Yonge North York Business Improvement Area (PH.New)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-205487.pdf>

(February 24, 2026) E-mail from Karen Nolan (PH.New)

(February 24, 2026) Letter from Heather Mitchell, Co-Chair, SPACE Coalition (Saving Public Access to Community space Everywhere) (PH.New)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-205538.pdf>

(February 25, 2026) E-mail from Ryne Tse (PH.New)

(February 25, 2026) E-mail from Jane Garthson (PH.New)

(February 25, 2026) E-mail from Paul Honis (PH.New)

(February 25, 2026) E-mail from Ted Avramidis (PH.New)

(February 25, 2026) Letter from Doug Willson (PH.New)

(February 26, 2026) Letter from Andrew Ferancik, Principal and President, WND Associates on behalf of 110 Sheppard East GP Incorporated (PH.New)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-205562.pdf>

(February 25, 2026) E-mail from Pamela Kalsner, Co-Chair, Yonge North York Business Improvement Area (PH.New)

(February 25, 2026) E-mail from Mark Salvarinas (PH.New)

(February 26, 2026) Submission from Steve Kang (PH.New)

(February 25, 2026) Letter from Andrew Ferancik, Principal and President, WND Associates on behalf of 1001081495 Ontario Incorporated and 1001081493 Ontario Incorporated (PH.New)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-205588.pdf>

(February 25, 2026) E-mail from Patricia Mathias (PH.New)

(February 25, 2026) E-mail from Tom Yun (PH.New)

(February 25, 2026) Letter from Stephanie Ferancik (PH.New)

(February 25, 2026) E-mail from Felicia Spiegelman (PH.New)

(February 26, 2026) E-mail from Joseph Wong (PH.New)

(February 25, 2026) E-mail from Helen Shumilova (PH.New)

(February 25, 2026) Letter from Marshall Smith and Ian Franklin, Planner and Senior Planner, KLM Planning Partners Incorporated on behalf of Owners of 61-73 Harlandale Avenue (PH.New)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-205597.pdf>

(February 26, 2026) E-mail from Kenneth Mai (PH.New)

(February 26, 2026) E-mail from Nicole Corrado (PH.New)

(February 26, 2026) E-mail from Jane Wong (PH.New)

(February 25, 2026) Letter from Christina and Tina Zografos (PH.New)

(February 26, 2026) E-mail from Vijay Thomas (PH.New)

(February 26, 2026) Submission from Sharolyn Vettese (PH.New)

(February 26, 2026) E-mail from Kelly Hong Le, Board of Directors (Volunteer), Better Futures for Kids Foundation (PH.New)
<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-205617.pdf>

(February 26, 2026) E-mail from Luc Palombo (PH.New)

(February 26, 2026) E-mail from Patrick B. Hall (PH.New)

Communications (City Council)

(March 13, 2026) Letter from Joe Guzzi (CC.Main)

(March 25, 2026) Letter from Ali Ehsassi, Member of Parliament, Stan Cho, Member of Provincial Parliament, and Lily Cheng, City Councillor (CC.New)

(<https://www.toronto.ca/legdocs/mmis/2026/cc/comm/communicationfile-206650.pdf>)