

From: [Alan Baker](#)
To: [Toronto East York Community Council](#)
Subject: TEYCC - Village of Yorkville - Front Setbacks.
Date: Monday, October 16, 2017 10:27:46 AM

Re: Toronto East York Community Council
Village of Yorkville – City Initiated Zoning Amendment
Front Setbacks
Reference # 17 114901 SPS 00 OZ

Attention: Ellen Devlin
teycc@toronto.ca

Please see below my deputation that I wish to give verbally at the TEYCC on October 17th.

Thank you,
Alan Baker
V.P. GYRA
416-587-6222

Ellen Devlin
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Toronto, ON M5H 2N2

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My name is Alan Baker. I am Vice-President of the Greater Yorkville Residents' Association, also known as GYRA.

GYRA represents 39 condominium buildings with over 5,000 residents.

I am here to advise you that the members of the Greater Yorkville Resident's Association very strongly support this proposed Zoning By-law Amendment.

There are a number of reasons for our support which I will briefly outline but before I do, I want to take this opportunity of expressing our thanks to the City Planning staff and our councillor Kristyn Wong-Tam for their concern, foresight and vision for the Village of Yorkville.

The Official Plan identifies the Village of Yorkville as an Area of Special Identity and we wholeheartedly concur. The proposed Zoning By-law Amendment will protect and enhance the public realm of the Village of Yorkville, a key attribute of its character, by providing sufficient space for informal gathering areas, unobstructed pedestrian clearways, and pedestrian amenities including trees, seating, and other street furniture.

The core of the Village of Yorkville is one of the best known neighbourhoods in Toronto. It is already surrounded by walls of tall buildings (many refer to it as our neighbourhood being under attack), so we must now focus on saving the core of Yorkville for the benefit of residents, visitors and workers and as an internationally known destination neighbourhood.

The purpose and intent of the City initiated Zoning By-law Amendment is to increase the minimum front setback of buildings which would:

- preserve, protect and enhance the character of the Village of Yorkville;
- preserve and enhance the street proportions;
- preserve and enhance the existing informal seating areas;
- provide sufficient space for pedestrian comfort and safety, lighting, sidewalk furniture, bicycle posts and rings, tree planting and cafés;
- preserve a rhythm of storefronts well set back from the property line;
- enhance and expand the public realm;
- enhance wheelchair accessibility with wider sidewalks; and
- increase access to sunlight and sky views;

Regarding Scollard Street, we support this report's recommendation that City Council direct City Planning to study the appropriate land uses at street level to look at ways to increase the opportunities to reach its potential of becoming a more vibrant street as part of the core of the Village of Yorkville.

In conclusion, the Village of Yorkville, is the heart of the Bloor-Yorkville area, and is internationally known for its charming retail shops, trendy cafes and pedestrian mews. It is active during the day and evening and it acts as a residential and regional commercial area, and a significant tourist attraction. This Zoning By-law Amendment before you will ensure buildings are set back from the property lot line to protect and enhance the character of the Village of Yorkville.

The Greater Yorkville Residents' Association strongly supports this proposed By-law Amendment.

Thank you.

Alan Baker
VP GYRA