

**From:** [Michael Landry](#)  
**To:** [Toronto East York Community Council](#)  
**Cc:** [Councillor Wongtam](#); [Lorraine Hewitt](#); [Alan Baker](#)  
**Subject:** TEYCC: Sept 7, 2016 Meeting Agenda - Item TE18.13  
**Date:** Tuesday, September 6, 2016 11:17:49 AM  
**Attachments:** [image003.png](#)

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**Re: Refusal Report - 874-878 Yonge Street and 3-11 Scollard Street  
Application for Zoning By-Law and Official Plan Amendments  
TEYCC Sept 7, 2016  
Meeting Agenda Item TE18.13**

Members of the Toronto and East York Community Council,

GYRA, the Greater Yorkville Residents Association represents the interests of over 5,000 owners and residents living in 34 condominium buildings within an area bounded by Yonge, Charles, Avenue Rd. and Davenport.

The mid-town Toronto area, which incorporates Greater Yorkville, is undergoing major transformative change with unprecedented development, growing vertically with increasing and intense densification.

As with all neighbourhoods, Council has an obligation to ensure that the character of mid-town Toronto as a community is not only maintained but enhanced. What this means is that we must not consider each development in isolation.

Rather, each development must be informed by the context of its immediate surroundings, its neighbourhood and the area's future development. The projected development projects for the Greater Yorkville Area are nothing short of breathtaking.

The application for the Yonge and Scollard development proposes a new 59 story, 229.4 metre residential building with a density of 37.5 times the area of the lot, vastly greater than is currently permitted by the site's by-law.

By way of contrast, this proposed building would have a density greater than that of 1 Bloor St East at 17.3 and 1 Bloor St West at 28.3 and I believe, every development on the west side of Yonge north of Bloor to Scollard, and well beyond for that matter.

It would also create an upward transition in building height and density, contrary to the stepping down of height and density northward from the Yonge and Bloor intersection along Yonge St, as required by the City's Official Plan.

The OP's stepping down approach meets its objective of permitting intensification in a manner that allows for growth while preserving the area's character.

To be clear, we are not against development and its attendant densification. In fact, we view densification as a good thing for residents, businesses and of course, City revenues. But every development has to contribute to the community, and certainly not detract from it.

The refusal report identifies of the elements of the proposal that speak to our concerns include, but not limited to: The small size (700 square metres) site poses a number of constraints to achieving a functional site design in compliance with the policies of the Official Plan; it does not consolidate vehicular and servicing access to the site and screen loading facilities from the public realm; it does not provide retail and services along Yonge Street; it does not mitigate shadow and wind impacts; it does not provide a new on-site open space to provide a green link between Town Hall Park and the Frank Stollery Parkette.

Development goes hand-in-hand with the experience of living in an urban environment. What we are against is ill-conceived development, which we believe describes the Yonge and Scollard building as it is currently proposed.

As a result, GYRA supports the Community Planning Department's recommendation to TEYCC that it refuse this application for Zoning By-law and Official Plan amendments.

Thank you for your consideration of our input.

**Michael R. Landry**

President

GYRA

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