

# Summerhill Residents Association

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**VIA E-MAIL:** [teycc@toronto.ca](mailto:teycc@toronto.ca)

Chairman and Members  
Toronto and East York Community Council  
City of Toronto  
100 Queen Street West – First Floor West  
Toronto Ontario M5H 2N2

**RE: Item TE 22.15: 1417-1431 Yonge Street**

Dear Members of Council:

We wish to submit our strong objection to the proposed development for this site. We support the recommendation by the City Planning Division that City Council direct the City Solicitor to oppose this development at the Ontario Municipal Board, and also support the additional recommendations contained in the January 25, 2017, report from the Director, Community Planning, Toronto and East York District.

The density of the proposed development for this site, as measured by its floor space index, is **almost 200 percent higher** than the density of the most recently approved development in the Yonge/St. Clair area and is approximately **350 percent higher** than the density permitted by the current Zoning By-Law. Its proposed height is approximately **twice as high** as the highest existing residential building in the area and approximately **80 percent higher** than the highest commercial tower.

As the staff report indicates at length, the proposal is in violation of virtually every applicable provision of the Yonge/St Clair Secondary Plan. Because of the constraints imposed by the small site and its configuration, notably the constricted narrow lane exiting onto St Clair beside the St Clair Subway and Streetcar Loop, the vehicular access to the site will have a disruptive effect on traffic and on operation of the St Clair streetcar. Its overwhelming podium, cantilevered out over the sidewalk, is contrary to all of the policies of the Yonge/St Clair plan aimed at enlivening the Yonge Street frontage and providing access to sunlight.

All in all, the proposed development can only be termed stunningly egregious. We urge you to oppose this development and support the staff recommendations.

Sincerely,



Debbie Briggs  
President