

TO: Chair and Committee Members
Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W. Toronto, ON M5H 2N2

FROM: Skoura Developments Limited (Rep. by Loukritia Balkos)

DATE: February 20, 2018

OWNER: 578 Yonge St., Toronto

**RE: ZONING BY-LAW AMENDMENT APPLICATION FOR 10-16
WELLESLEY ST W, 5-7 ST. NICHOLAS ST & 586 YONGE ST-
REFUSAL REPORT**

Meeting: Wednesday, February 21, 2018 at 9:30 am

We oppose the proposed re-zoning application for the above subject area for all of the following reasons:

1. FOOTPRINT TOO SMALL:

The tower is too tall and the density is too high for such a small footprint. It would crowd the area and would create shadows on the adjacent shorter buildings and space. For such a tall tower, it would make sense to extend the land lot size to double to include adjacent properties that go east to Yonge St. A substantially bigger lot size would be suitable for such a development.

2. ANGULAR PLANE TOO SMALL:

There should be a progressive transition in the height and scale from tall buildings to the lower scale of immediate adjacent buildings according to the Tall Building Guidelines. The tower is too tall and does not transition gradually to the neighbouring properties to the east. The angular plane is less than the 45 degrees typically used in the Tall Building Guidelines. If the development lot is extended to Yonge St., this would not be a problem.

3. TOWER TOO CLOSE TO 24 WELLESLEY ST. W.:

The St. Nicholas St. lane area will be very crowded as the proposed tower will be too close to the building at 24 Wellesley St. W. We oppose the proposed tower to be built so close to that building. The lot should be bigger so there is more separation from that building.

4. MAIN ENTRANCE IS IN LANEWAY:

The Tall Buildings Guidelines states that it is important to “ensure that Primary building entrances front onto public streets, are well defined, clearly visible, and universally accessible from the adjacent public sidewalk”.

The Main Entrance is proposed to be on St. Nicholas St. which is essentially a laneway with no proper sidewalk. This is not a proper entrance for such a tall tower. It will create a lot of traffic in the laneway which only fits one car to pass through at a time. Also, if a big truck such as a garbage truck is there, no other car can pass and this will create more traffic in the immediate area.

The address of this tower is proposed as a Wellesley St address, from what is shown, even though the Main Entrance would be on St. Nicholas St. laneway. This should not be allowed.

Site servicing and garage entrance are also in the laneway so this will cause tremendous congestion. The congestion will spill onto Wellesley St. This once again shows that the footprint is too small for such a development.

5. NO PROPER SIDEWALK ON ST. NICHOLAS ST FROM WELLESLEY ST.

There is no proper sidewalk for people to go to the Main Entrance of the building. Tenants and visitors cannot walk on laneway to go to Front Entrance. This also is not visually aesthetic or does it provide security to occupants or visitors. The Main Entrance of such a big tower should be on a main street and there should be a proper sidewalk.

6. PARKING NOT ADEQUATE: There are only 47 proposed parking spots for 466 units. This number is unacceptably low for so many units. Even though it is near the subway, many people may have cars for weekend or evening travel or even travel to work. Without a significant number of more parking spots, people will look for parking in the area and this will congest area. A tall tower with 64 floors such as this proposed one should definitely have many more parking spots. In fact, there should also be some visitor parking as it will cause parking congestion when people in the tower have visitors.

7. UNDERPINNING:

We do not want and will not allow any underpinning that will go beyond the development lot line as it will affect the properties in the immediate area. This would decrease the value of these properties and we strongly oppose it. As well, it could damage our properties and cause damage to building foundation, etc.

8. IRREGULAR NEW LOT CONFIGURATION PROPOSED

We strongly oppose the proposed new lot configuration. The shape does not accord with usual land lots, subdivision lots. The sliver of land (one building) proposed to jut out easterly on Yonge Street from the St. Nicholas lane, should not be part of this new proposed development. There is no acceptable land use reason for this and to use part of the 586 Yonge St. property for development but still include the unnecessary part jutting out on to Yonge St. as part of the development.

Another reason we oppose the proposed new lot configuration is that it would destroy potential suitable development for Yonge Street to the south and north of 586 Yonge building.

9. PROPOSED LOT DOES NOT COMPLY WITH LAND USE PRACTICES AND PRINCIPLES, UNDESIRABLE DEVELOPMENT FOR YONGE ST.

The proposed new lot is bizarre shaped. It is not in accordance with usually acceptable lot shapes and sizes, and principles and practices of land division and use. We strongly oppose such a land lot assembly.

Further, by not permitting this irregular shape, it will in the future avoid any attempt by the developer to have any ingress or egress from the tower (or any part of the proposed development) on to Yonge St. via 586 Yonge.

Further, the proposed new lot configuration and the 586 Yonge St property is not an appropriate property to include as part of a condominium.

Also, we strongly oppose having a single condominium building with such a small Yonge street lot frontage, sitting in the middle of the Yonge St. commercial properties (both to the south of 586 Yong and to the north of 586 Yonge).

Such a move would drastically change the character of Yonge St. in an unsuitable and undesirable way. It is not an appropriate or satisfactory way to develop Yonge St.

The proposed new lot and carving out a single Yonge St. property is not a desirable way to develop Yonge St. It is not the best way to develop Yonge St.

For all of the above reasons, the re-zoning application for 10-16 Wellesley St. W., 5-7 St. Nicholas St. & 586 Yonge St. should not be allowed to proceed.