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December 1, 2020

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City Hall
Toronto ON M5H 2N2

Councillor Gord Perks, Chair, and Members of the Toronto and East York Community Council

TE21.7 1365-1375 Yonge Street – Official Plan and Zoning By-law Amendment Application – Final Report

The Deer Park Residents Group Inc. (DPRG) supports the Planning report on this application as revised as an acceptable addition to our neighbourhood. The revised proposal was reviewed and supported at Councillor Josh Matlow's virtual Community Consultation meeting held on November 25.

We request additional recommendations be approved regarding:

1. Requirements for a Construction Management Plan and Neighbourhood Communication Strategy;
2. Given the ongoing discussions between the applicant and representatives of the Deer Park Residents Group regarding improving the Yonge Street façade so that it better fits in with the main street character of Yonge, requirements regarding continued consultation with the Deer Park Residents Group to resolve the façade design issues prior to site plan approval of the project; and
3. Consideration being given to making the lane one way south.

Many concerns were raised at the first public consultation meeting in January 2019, about the application – height and scale in relation to the neighbourhood, impacts on the safety and the heavy pedestrian use of the lane including by the Linden School students, the need to improve the Yonge Street frontage, traffic issue in the area and loss of street retail.

Councillor Matlow established a working group of representatives of nearby residential buildings, the adjacent Linden School and the Deer Park Residents Group Inc. to help resolve issues with the application. The main topics addressed included building scale and massing, treatment of the Yonge Street frontage and sidewalk, the inclusion of retail uses on the Yonge frontage, the need for extensive public lane improvements, concerns about drops off blocking traffic on Rosehill, pedestrian access from Rosehill, area traffic and mitigation of construction impacts.



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Changes made to the application included a reduction in density, a midrise building scale along Yonge and Rosehill with a reduced tower floorplate, and substantially improved pedestrian access along the public lane to the east, as well as agreement to have a construction management plan and a community liaison committee.

Discussion is continuing between the applicant and DPRG reps regarding the character of the Yonge façade. It is important that this institutional building fits into the Yonge Street main street character. The resulting redesigned façade must be part of the approval of the application.

Yours sincerely,

[Cynthia Crysler](#)
President,
Deer Park Residents Group