



Nov 3, 2021

City Council (councilmeeting@toronto.ca)

NY27.6 Request for Direction Report - Zoning By-law Amendment and Rental Housing Demolition Application 3180 Yonge Street – City Council Nov 9, 2021

The South Armour Heights Residents' Association (SAHRA) submitted comments on this application on Oct 13, 2021 to the North York Community Council and Councillor Colle.

The site is located north of Lawrence Avenue and is within the Bedford Park Residents Organization boundaries but the proposed development will also impact the lives of the residents to the west and south of the area within the Lytton Park Residents' Organization, South Armour Heights Residents' Association and the Upper Avenue Community Association boundaries. Yonge Street is significant within all of our neighbourhoods as a 'Main Street'.

We supported the concerns outlined in Lytton Park Residents' Organization letter of Nov 18, 2020. The South Armour Heights Residents' Association also was a party to the joint letter submitted by the adjacent Residents' Associations on Feb 26, 2021.

From a SAHRA perspective, the major concerns are:

- Height and Massing
- Neighbourhood Transition and Step-Backs
- Parkland and Public Realm
- Traffic & Safety Concerns

We understand that the developer has appealed to the Ontario Land Tribunal. We support the motions approved by the North York Community Council on Oct 13. We would ask that the City continue to strongly challenge this proposal.

Sheila Dunlop (Secretary)

Cc: Councillor M. Colle, Linda McCarthy
Councillor J. Robinson
Gregg Lintern, Al Rezoksi, Cathie Ferguson (Planning)
Bedford Park Residents Organization
Lytton Park Residents' Organization
Upper Avenue Community Association
Jim Sadler, Bob Williams, Gary Langdon (SAHRA)

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