



South Armour Heights Residents' Association



**York Mills Heights
Residents' Association**



February 26, 2021

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North York Community Council meeting March 1, 2021
Agenda Item NY22.9: Preliminary Report – Zoning By-Law Amendment and Rental Housing Demolition Application – 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge Street (Ward 8)

There are numerous issues with the proposed development at 3180-3202 Yonge Street, making it unsupportable to Bedford Park and neighbouring resident organizations in its current form. We have outlined areas of concern below:

Neighbourhood Transition and Step-Backs

The transition to the neighbourhood is unacceptable. There are significant intrusions into the rear angular plane, including a 12-storey wall with protruding balconies facing the rear yards of homes on Woburn Avenue. This does not meet the Mid-Rise Guidelines requirements or respect Official Plan policies with respect to transition.

The proposal includes major intrusions into the front angular plane facing Yonge Street. The step-backs proposed facing Yonge Street are inadequate. There are also intrusions into the angular plane measured from Woburn Avenue.

Height and Massing

The proposal requests a zoning bylaw amendment to permit a maximum height of 46.1m. This represents 170% of the permitted height by the Mid Rise Guidelines. The height is achieved by a failure to adhere to the angular planes. The floor-to-floor heights are also very tall. The site is appropriate for a mid-rise building, but a tall building has been proposed.

Parkland Dedication

The site is located in an area with the lowest quintile of parkland provision in the City. The area is parkland deficient and the proposal's Section 42 requirement should add to available green space in the community, preferably through an on-site parkette.

Traffic

Allowing vehicles to access the proposed building using the current laneway access at Bedford Park Avenue may be a challenge as that portion of the laneway is on the neighbouring owner's property and is very narrow. It is located between a schoolyard and a subway exit where there are many pedestrians. The sidewalk on Yonge Street could also be wider.

Conclusion

This proposal would introduce a tall building in an area where none currently exist. The proposal fails to acknowledge that the lot depth and adjacent land use restrict what can be built on the site.

Significant changes to the massing are required to adhere to angular planes and reduce the height of the building, improving transition. We would support a mid-rise building with an on-site parkland dedication, assuming adequate transition is provided.

Sincerely,

Bedford Park Residents' Organization
Bedford- Wanless Ratepayers' Association
Lytton Park Residents' Organization
South Armour Heights Residents' Association
Teddington Park Residents' Association
Uptown Yonge Neighbourhood Alliance
York Mills Heights Residents' Association
The York Mills Valley Association

cc Councillor Mike Colle
 Councillor Jaye Robinson
 Matt Armstrong