



Oct 7, 2021

North York Community Council (nycc@toronto.ca)

NYCC Oct 13, 2021 NY27.6 Request for Direction Report - Zoning By-law Amendment and Rental Housing Demolition Application
3180, 3182, 3184, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge Street

The South Armour Heights Residents' Association (SAHRA) submitted comments on this application on Nov 25, 2020 to Councillor Colle and the Planning Department. 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 would ask that the City continue to challenge this proposal.

Sincerely

A handwritten signature in black ink that reads 'Sheila Dunlop'.

Sheila Dunlop (Secretary)

Cc: Councillor M. Colle, Linda McCarthy
Al Rezoski, 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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