

To: Chair and Members,
Toronto and East York Community Council

Re: 49 Jackes Avenue - TE23.49 - OPA & ZBL Preliminary Report
Official Plan and Zoning By-Law Amendment Application #20 226916 STE 11 OZ

Be it noted that, on behalf of residents of Bretton Place located at 44 Jackes Ave and 33 Rosehill Ave, we most strongly object to the development proposed for 49 Jackes Avenue.

Our concerns are;-

1. That the 12.5 density (FSI) proposed in this application far exceeds the densities to the west and north of the site, namely;-

NEIGHBOURING DENSITY	Floor Space Index (FSI)
40 Rosehill	6.0 (Approximately)
7 Jackes Ave	2.1
6 Jackes Ave (Yonge St Intersection)	6.1 (Recently completed)
33 Jackes Ave	1.57
33 Rosehill 44 Jackes	3.8 (Existing)
Added Tower	5.7 (Approved)

2. That the application for a 99 metre high building is totally inconsistent with the Yonge St Clair Secondary Plan which calls for a gradual height tapering between buildings to the north transitioning to the residential area of Summerhill, namely-

44 Jackes Ave (North of site) 24-storeys, height estimated at 75 metres

3. That the proposed height and density far exceeds that of the most recently completed building at 6 Jackes, completed in 2020.

Density (FSI) 6.1 Height 11-storeys Tapered 45 degrees after 6th floor.

4. That the proposed building at 49 Jackes Avenue is out of character in a location immediately adjacent to the newly restored Balfour Park and also adjacent to a Heritage site (Frontier College) at 35 Jackes Ave.

5. We further note the “Issues to be Resolved” segment of the City Planning Division Preliminary Report and concur with them.

Don Pratt
Bretton Place Tenants Association
44 Jackes, 33 Rosehill Avenues