

# TRIAGE

June 24, 2022

**Chair & Members of  
North York Community Council**

c/o John D. Elvidge  
City Clerk's Office  
2<sup>nd</sup> Floor, West Tower  
100 Queen Street West  
Toronto, Ontario. M5H 2N2

**Attention: Julie Amoroso, Council Administrator**

**Re: 2676-2704 Yonge Street  
Rezoning & Rental Housing Demolition Applications  
City Planning Final Report  
City File No.: 20 194146 NNY 08 OZ**

Triage Development Corp. ("Triage") is the applicant and agent acting on behalf of Amdev (Yonge) LP ("Amdev"), collectively the owners of 2676 to 2704 Yonge Street on the southwest corner of Alexandra Boulevard in the Lytton Park community.

We want to advise Community Council that we are in support of City Planning's Final Report and recommendations. We respectfully request Community Council's support.

While we do not intend to make a presentation, we can briefly address Community Council and be available on-line should there be any questions.

We have worked diligently and collaboratively with City Planning and other senior staff to make substantive changes to our proposal now before you. Notably, this includes providing and securing to City Planning's satisfaction:

- Expanding Snider Parkette through on-site parkland dedication;
- New landscaped areas and walkways (POPS) to improve park access and visibility;
- Providing wide public boulevards along the city streets;
- Dismantling and restoring the historic Alexandra Park gates;
- Enhancing retail/commercial space along Yonge Street with a public plaza;
- Providing a more defined low-rise base to the 9-storey mid-rise building;
- Refining certain building setbacks and stepbacks;
- Internalizing all vehicular access to loading, parking and pick-up/drop-off;
- Replacing all 31 existing rental apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors; and,
- \$300,000 in capital for local community benefits including public park, public art and streetscapes.

Throughout this process, we have also engaged and listened to issues important to the local Lytton Park Residents Organization (LPRO), agreeing to dismantle, salvage and restore the Alexandra Park gates in concert with the original funeral home's demolition. We thank the LPRO for their continuous interest, feedback and many respectful discussions.

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We would like to acknowledge the dedicated and professional effort made by City Planning and other senior staff to bring forward this Final Report.

Yours truly,

**TRIAGE DEVELOPMENT CORP.**

A handwritten signature in blue ink, appearing to read 'J. Craig Hunter', positioned above the printed name.

J. Craig Hunter, MCIP, RPP  
President