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Tuesday, April 19, 2022

Toronto and East York Community Council
100 Queen Street W
Toronto, ON M5H 2N2

2100 Yonge Street - Minor Variance - Committee of Adjustment

Dear Chair and Members,

I am writing to you today in regards to a new business item pertaining to the development at 2100 Yonge Street and the developer's wish (Rockport Group) to seek minor variances at the Committee of Adjustment.

After launching the project in June 2021, the developer has had the opportunity to better understand the local market's needs. The developer advises that there is a demand for large 2-bedroom units with larger living spaces and less demand for 3-bedrooms. Therefore, a requirement of the total number of new 3-bedroom to be reduced from 15% to 10% is needed to best serve local housing needs.

The developer has consulted both Oriole Park Association (OPA) and the South Eglinton Davisville Resident's Association (SEDRA) regarding the changes with no objections being raised from either group. I am therefore requesting the following recommendations be presented to Toronto-East York Community Council.

RECOMMENDATION:

It is recommended that:

1. City Council permit, pursuant to Subsection 45.(1.4) of the Planning Act, submission of a minor variance application with respect to the properties municipal known as 2100-2110 Yonge St and 8-12 Manor Road West for relief from site-specific Zoning By-laws 206-2021 and 207-2021 in order to vary zoning provisions related to the minimum number of 3-bedroom units and require a minimum 10% instead of the required 15%.
2. In the event such variance is granted, City Council authorize the appropriate City officials to enter into and register on title an agreement to amend the Section 37 Agreement dated March 8, 2021 and registered as Instrument No. AT5674086, in a form satisfactory to the City Solicitor, to reflect the lower required percentage of 3-bedroom units.

Sincerely,

Councillor Josh Matlow
City Councillor
Toronto – St. Paul's
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