

From: [Roseanne Mason](#)
To: [Toronto East York Community Council](#)
Subject: My comments for 2022.TE34.24 on June 29, 2022 Toronto and East York Community Council
Date: June 21, 2022 4:52:10 PM
Attachments: [250 University -TEYCC 2022-06-29.pdf](#)

To the City Clerk:

Please add my comments to the agenda for the June 29, 2022 Toronto and East York Community Council meeting on item 2022.TE34.24, 250 University Avenue - Zoning Amendment Application - Final Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Sent from [Mail](#) for Windows

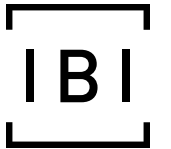


250 UNIVERSITY AVENUE






TEYCC PRESENTATION

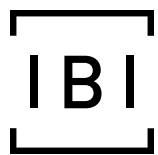
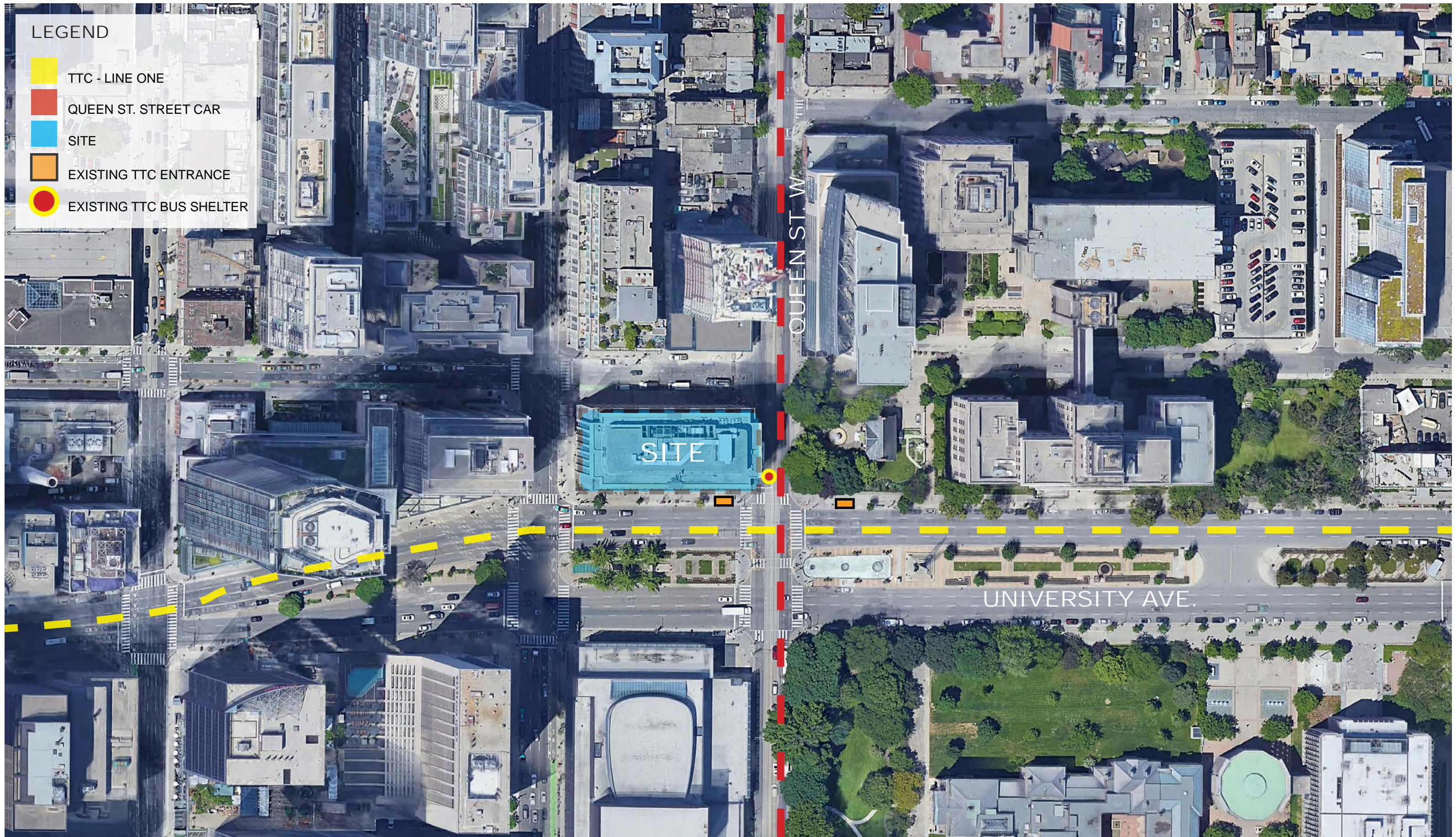
PROJECT NO: 111497

2022-06-29



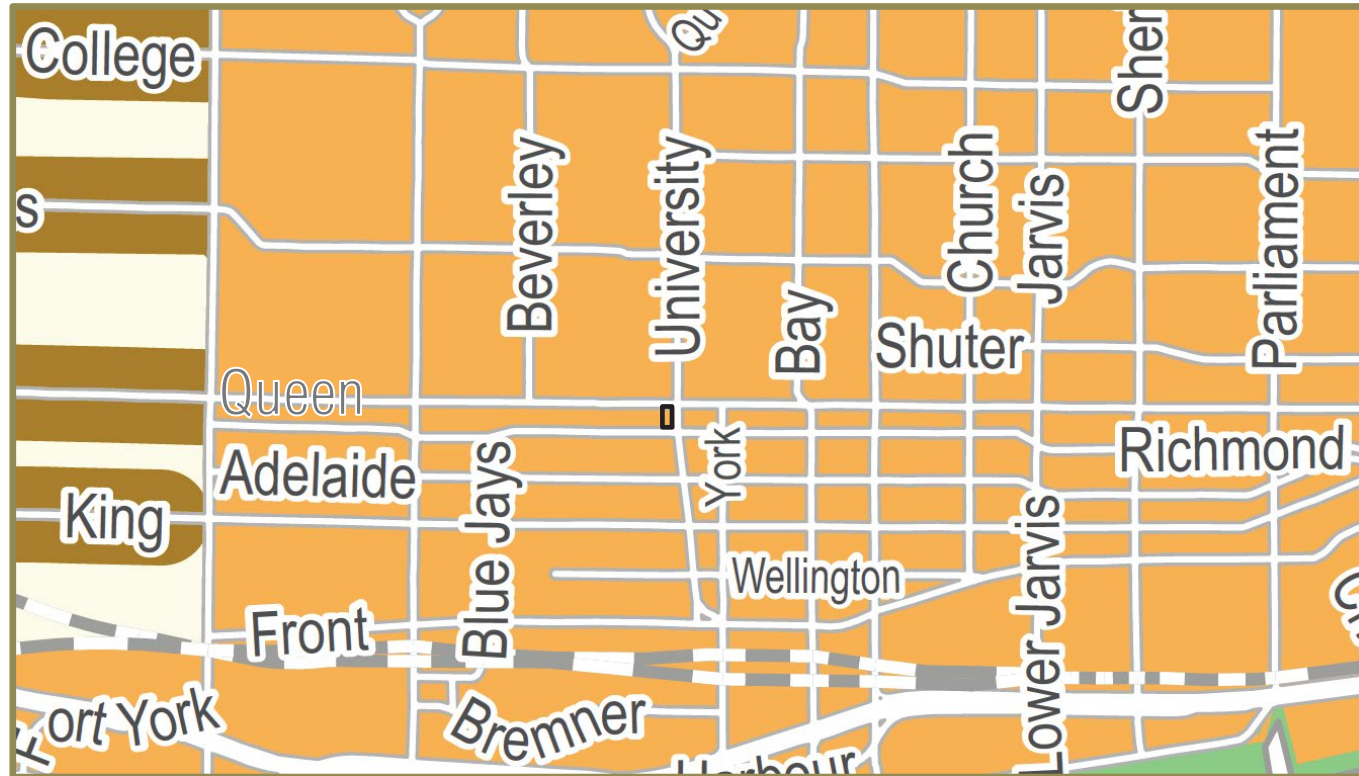
LEGEND

-  TTC - LINE ONE
-  QUEEN ST. STREET CAR
-  SITE
-  EXISTING TTC ENTRANCE
-  EXISTING TTC BUS SHELTER



MAP 2 – Urban Structure

SITE: DOWNTOWN AND CENTRAL WATERFRONT



- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront
- SUBJECT SITE – DOWNTOWN AND CENTRAL WATERFRONT
- Green Space System
- Greenbelt Protected Countryside
- Greenbelt River Valley Connections



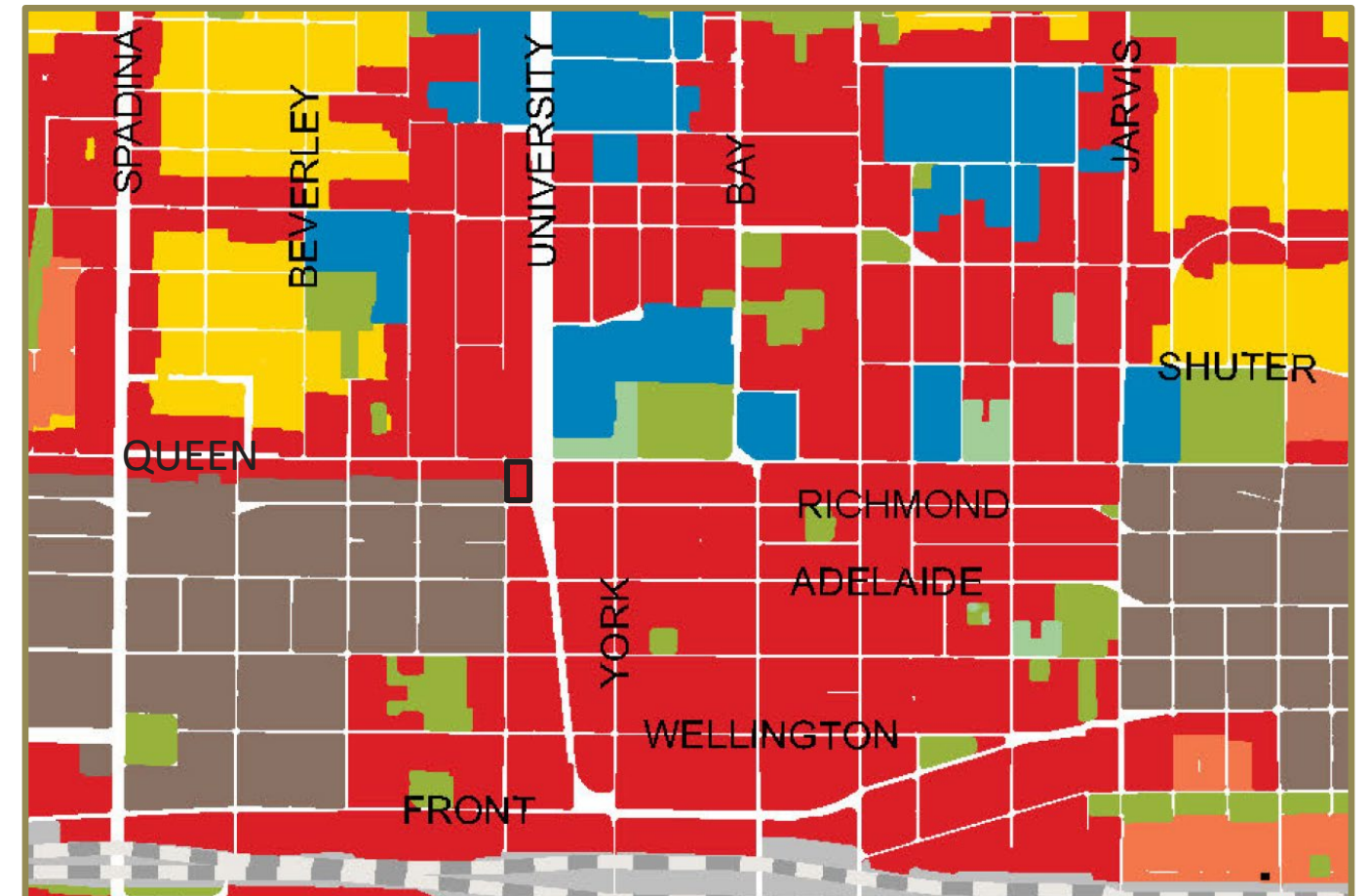
Toronto Official Plan

Map 2
Urban Structure

February 2019

MAP 18 – Land Use Plan

SITE: MIXED USE AREAS



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors
- SUBJECT SITE – MIXED USE AREAS

Toronto Official Plan








Map 18
Land Use Plan
February 2019

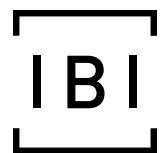
MAP 41-3 – Mixed Use Areas

SITE: MIXED USE AREAS 1 - GROWTH



Downtown Plan
MAP 41-3 Mixed Use Areas

-  Downtown Plan Boundary
-  Mixed Use Areas 1 - Growth
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street
-  Mixed Use Areas 4 - Local
-  Central Waterfront Secondary Plan
-  **SUBJECT SITE – MIXED USE AREAS 1 - GROWTH**



NUMBER OF STOREYS

- UNDER 30
- 30 - 45
- 46 - 60
- 61 - 85
- OVER 85

PUBLIC PARK

SUBJECT SITE

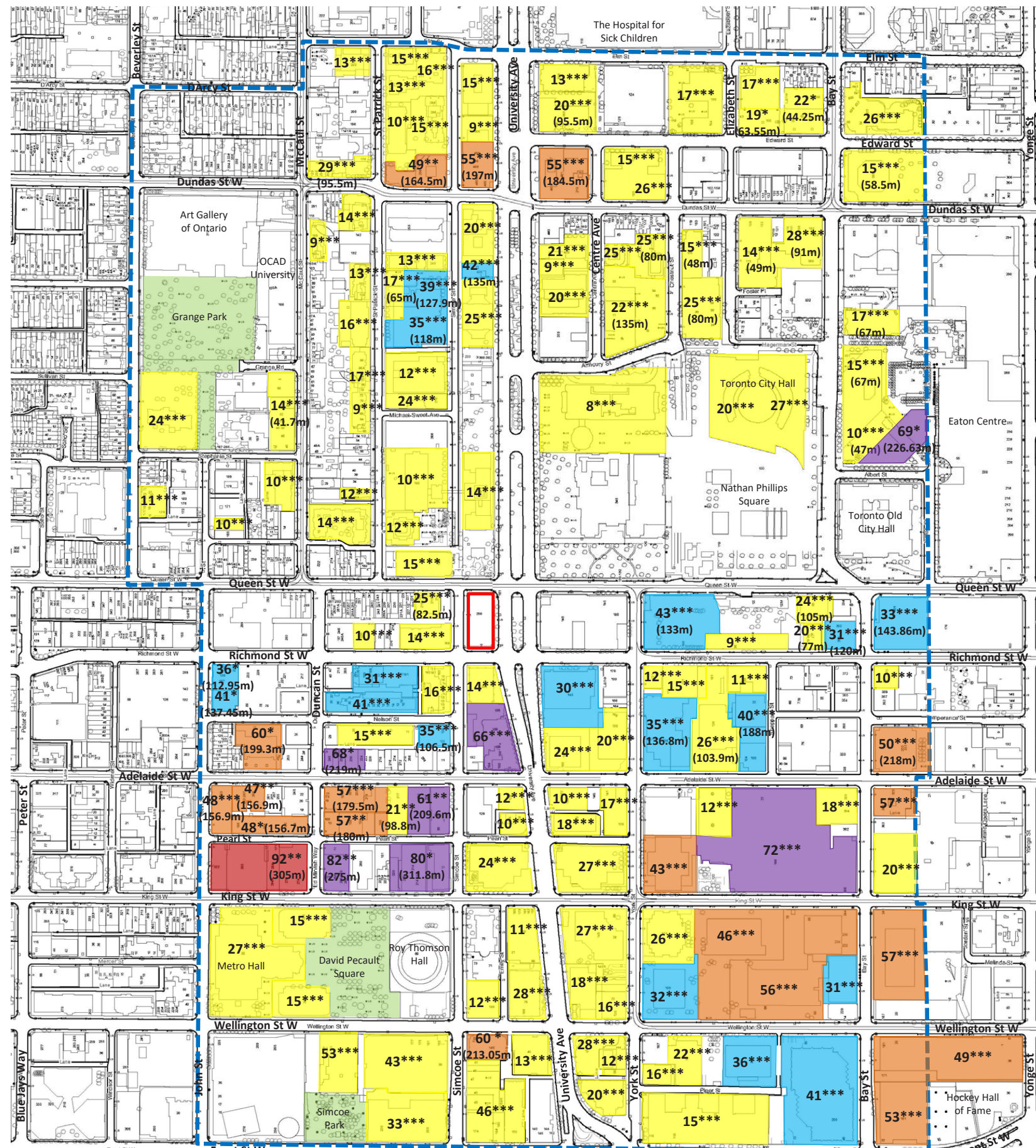
STUDY AREA

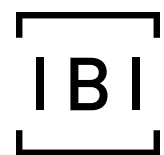
STATUS

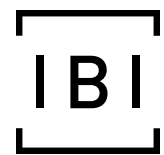
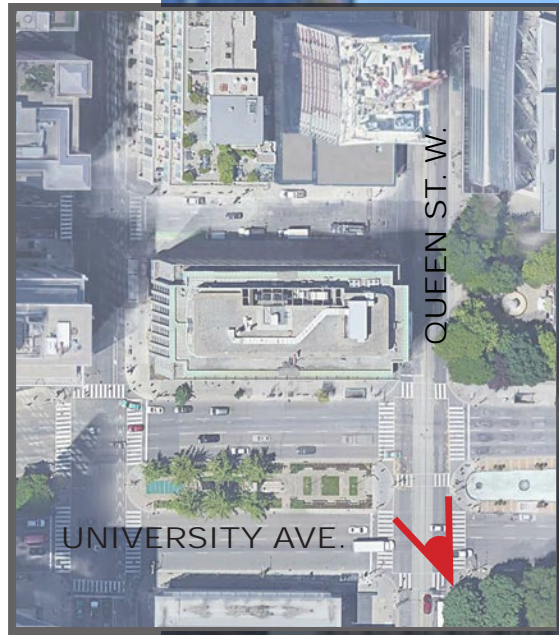
- ***** EXISTING OR UNDER CONSTRUCTION
- **** APPROVED
- *** PROPOSED

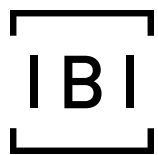
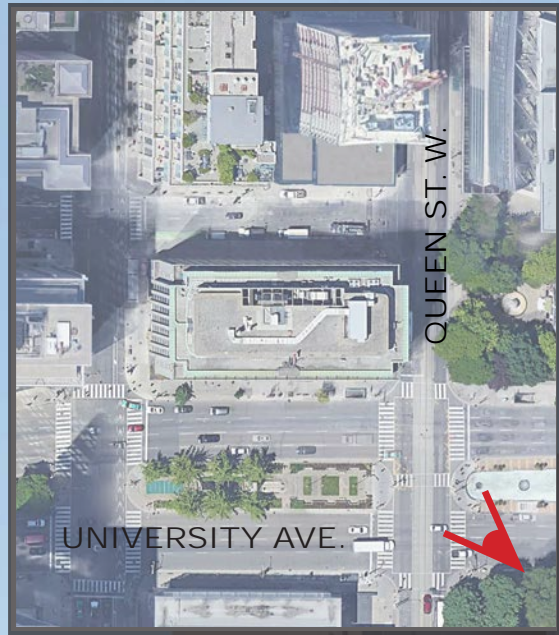
NUMBER OF STOREYS

(xxm) HEIGHT IN METRES INCLUDING MECHANICAL PENTHOUSE



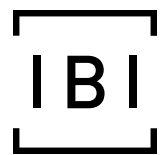


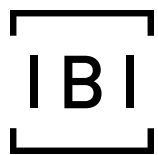
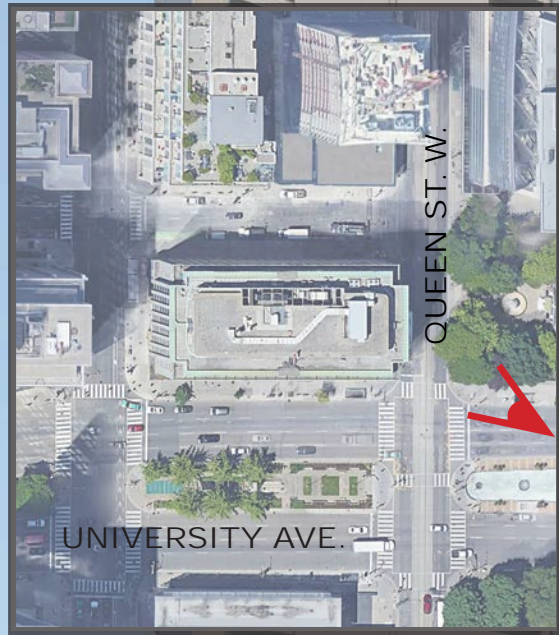




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RENDERS | STREET VIEW - LOOKING WEST ON QUEEN



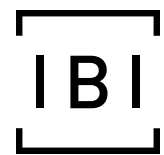
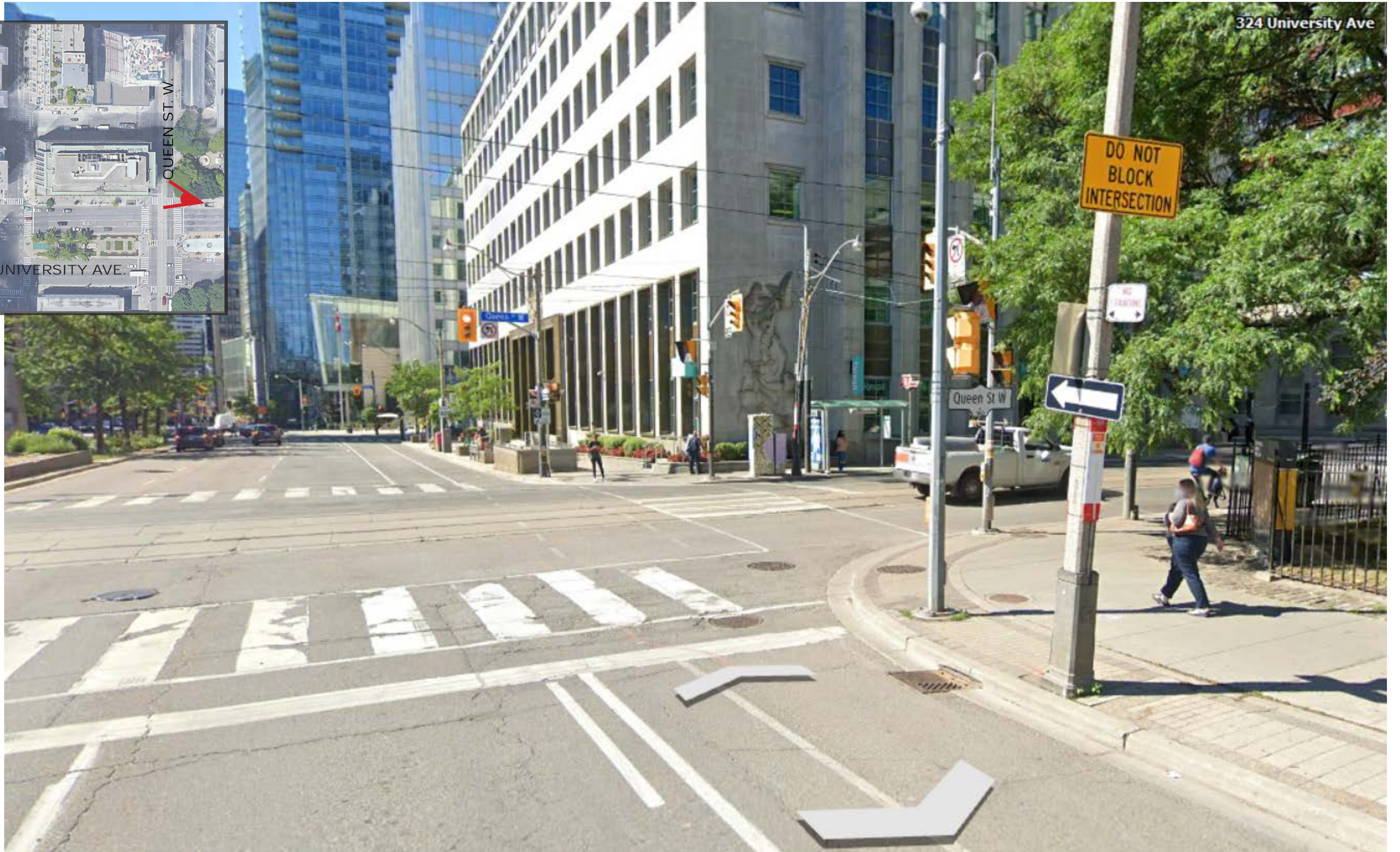


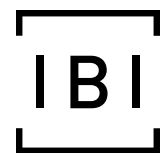
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RENDERS | STREET VIEW - LOOKING SOUTH-WEST ON UNIVERSITY



324 University Ave

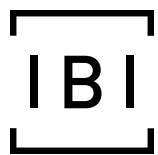
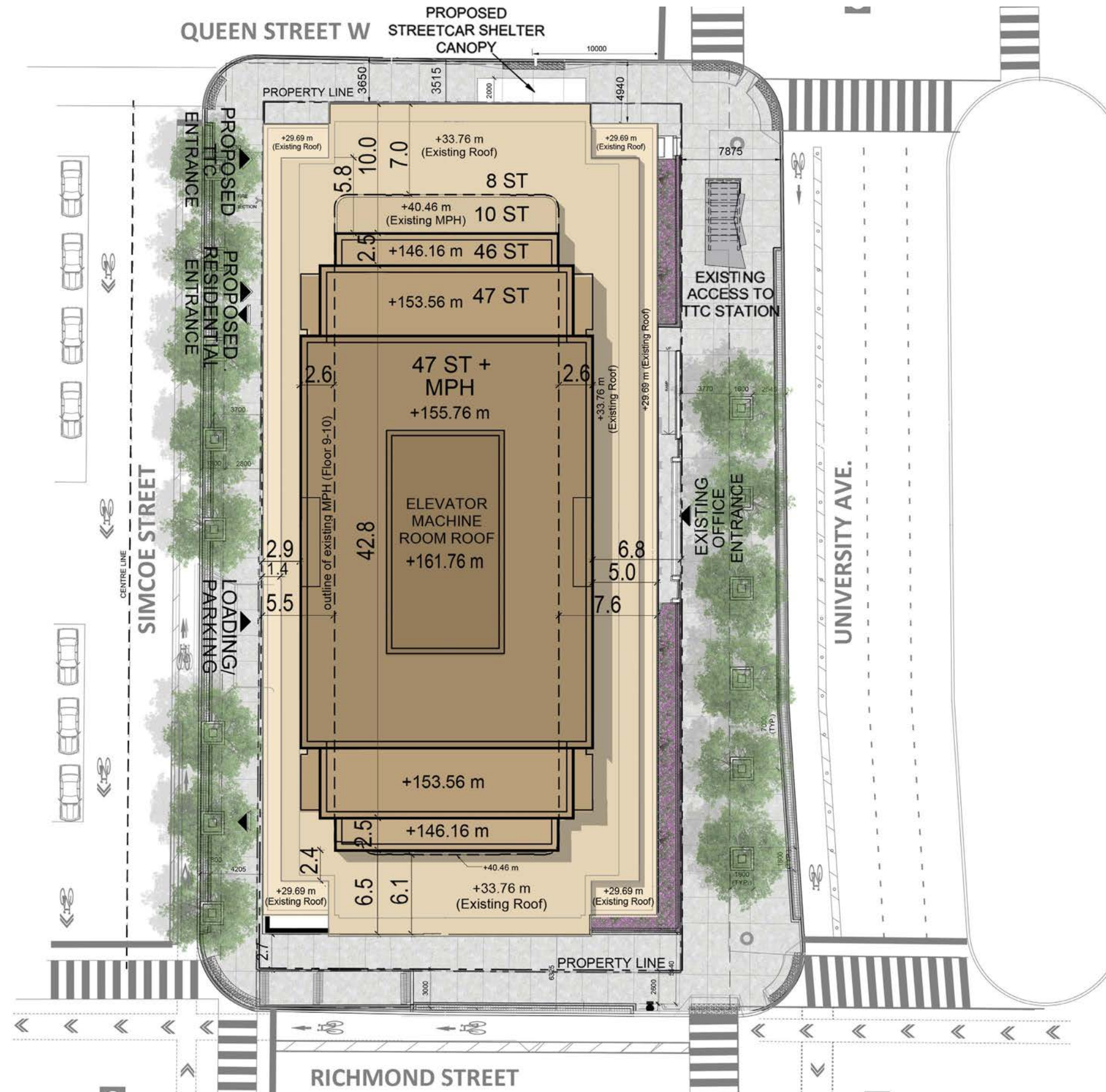




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RENDERS | STREET VIEW - LOOKING SOUTH ON UNIVERSITY

**Improved streetcar canopy
Relocated Queen Street TTC
Entrance within building to
improve sidewalk condition on
University and Queen**

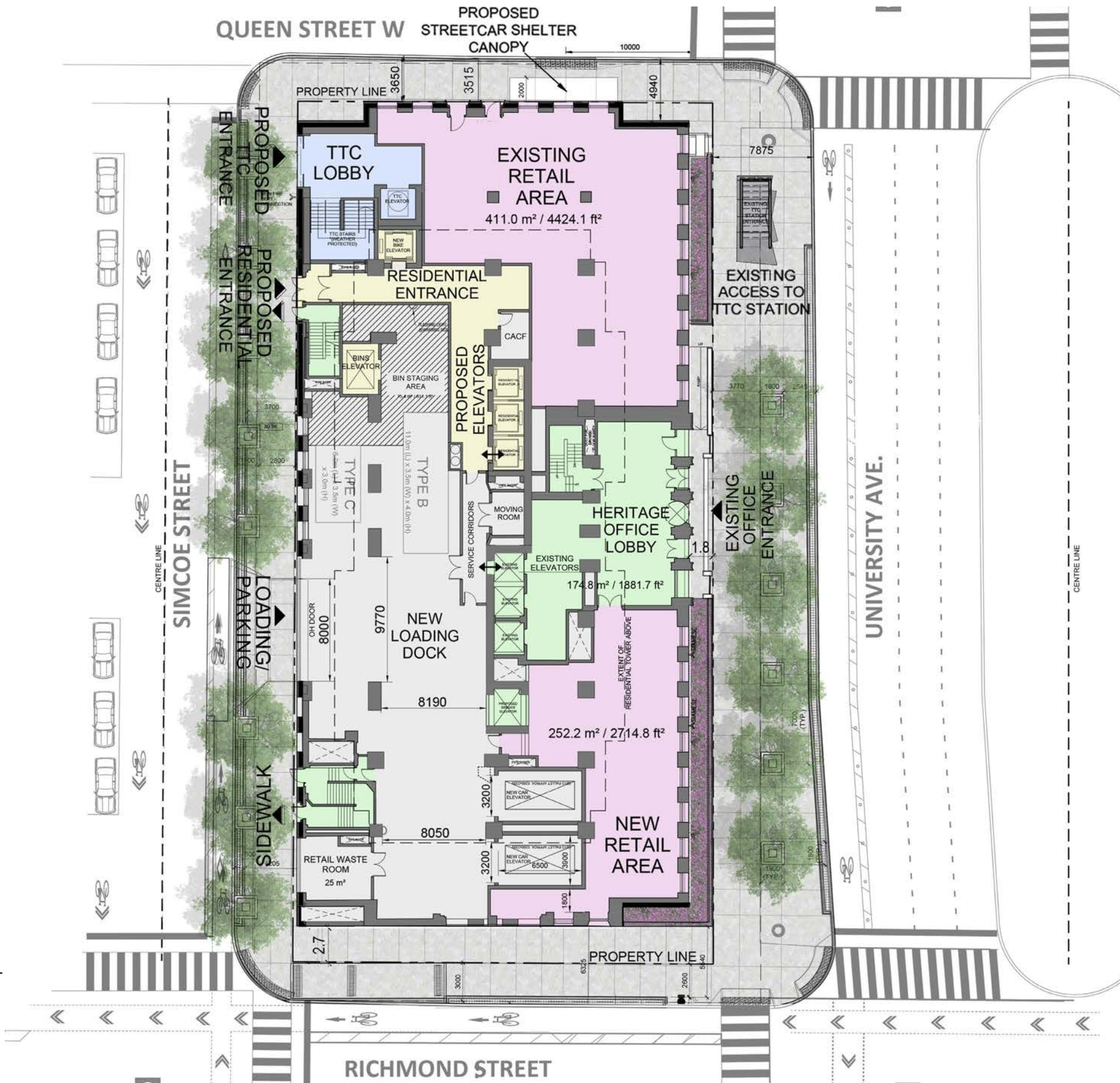


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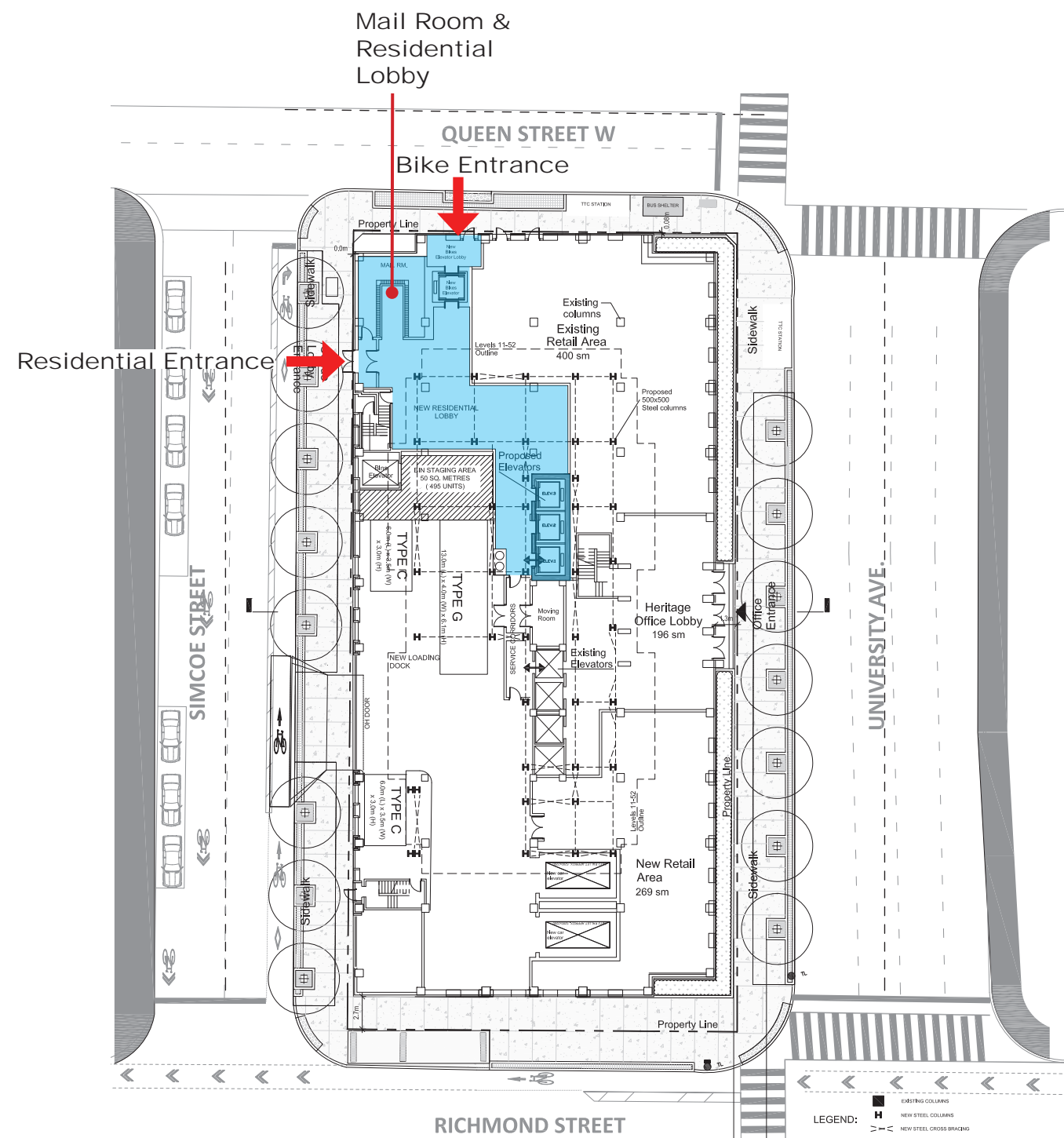
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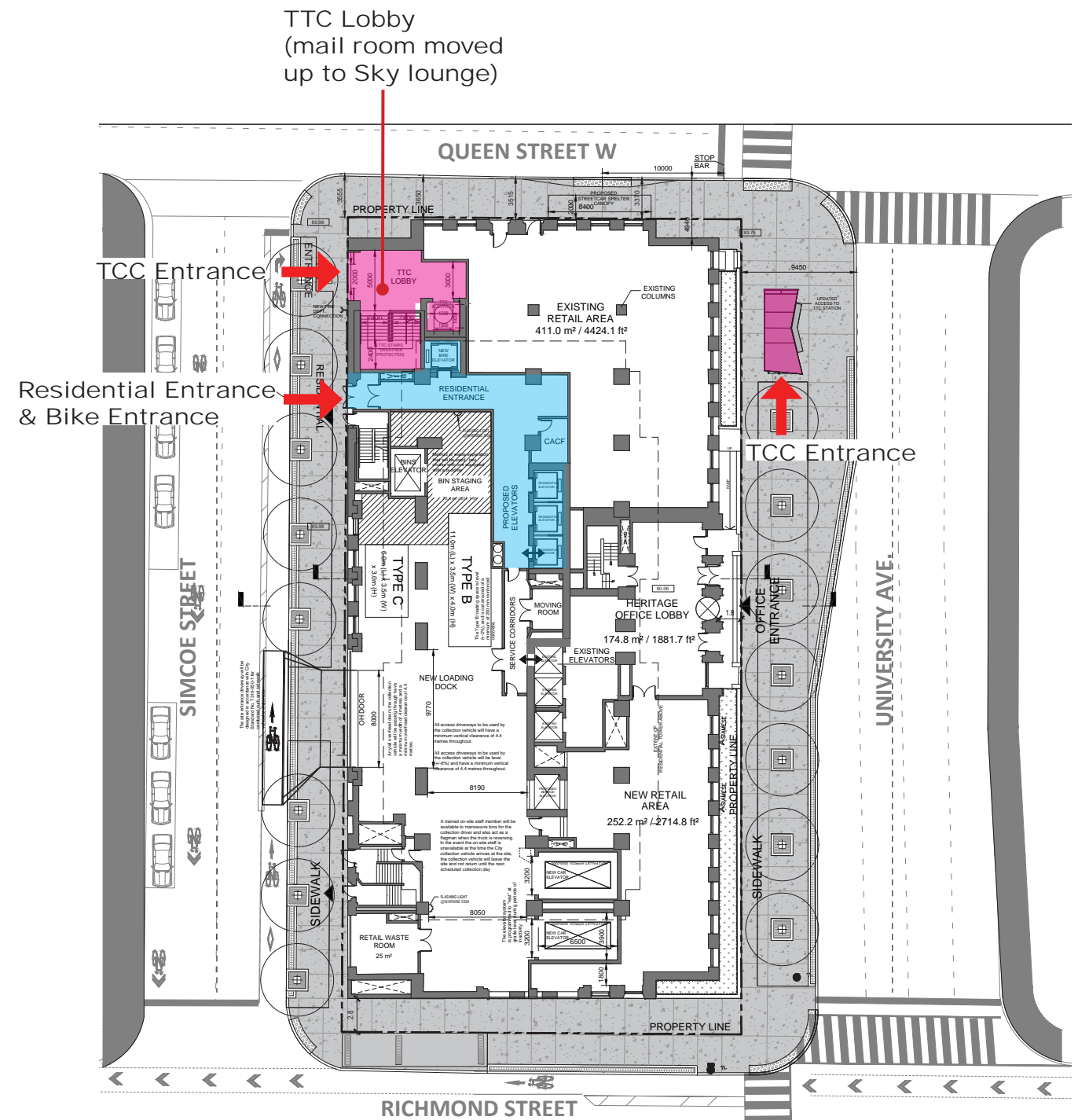
CURRENT PROPOSAL | SITE PLAN



- LEGEND**
- SERVICE
 - RESIDENTIAL
 - OFFICE
 - RETAIL
 - TTC



Rezoning (2018)



Current Proposal (2021)

