

Position of the Boards of 10, 33 and 55 Delisle on the Wittington Planning Application



Radical Neighbourhood Transformation

- The Wittington Project is projected to be approximately 1361 units across 4 towers of 44, 39, 27 and 13 storeys.
- It is an unsustainable addition of residents to our neighbourhood without any substantial increase to an already strained local infrastructure.
- The Wittington Project cannot be looked at in isolation.
- The following is a list of planned very large residential tower projects (approved or in process) in the short 5-block corridor along Yonge from Heath to Woodlawn:

Out-of-control, radical development

Such a radical transformation should have broad neighbourhood support. It does not.

Wittington	4 towers (44, 39, 27 & 13 storeys) totaling 123 storeys	1361 dwelling units
1 Delisle	1 tower of 44 storeys	293 dwelling units
1 St Clair Av W	1 tower of 49 storeys	340 dwelling units
1407-1432 Yonge St	2 towers, 1 of 42 storeys	429 dwelling units
1406 Yonge St	1 tower of 40 storeys	406 dwelling units
1365 Yonge St	1 tower of 17 storeys	239 Senior Res.
11 Pleasant Blvd	1 tower of 14 storeys	72 dwelling units
29 Pleasant Blvd	1 tower of 32 storeys	281 dwelling units
44 Jackes Av	1 tower of 31 storeys	263 dwelling units
49 Jackes Av	1 tower of 29 storeys	217 dwelling units
1303 Yonge St	1 tower of 11 storeys	102 dwelling units
1233 Yonge St	1 tower of 13 storeys	110 dwelling units

Each of these projects is seen as an independent precedent for the next without taking the cumulative effect into account.

Collectively these 12 projects total an astounding 16 towers of 4,113 dwelling units on 445 floors in a short 1.0 km stretch of Yonge Street.

In addition, there are 3 more projects planned from Woodlawn to Roxborough of 268 dwelling units in 3 towers on 47 total floors.

Is this the future of Yonge & St. Clair?



Projected Towers at Yonge and Eglinton

Over-Intensification

- We understand the concept of intensification and have no objection to proper coordinated development of the area,
- But over-intensification will effectively destroy the charm and character of many Toronto neighborhoods, including Yonge and St. Clair.
- Our neighborhoods are what give Toronto its world- class renowned status as a truly multicultural city.
- Applications for 4100 units in this small area is over-intensification.

The Wittington Project stands as the most excessive among this list.

It is by far the largest project. It must not proceed in its present proposed size.

And, it must not be considered until the cumulative effect of all of the other current development proposals is taken into account.

Too Much “Mass”

- These 4 towers in total amount to 123 floors of condominium units.
 - Average 31 stories
 - Including two towers at 44 and 39 stories
- By contrast our 3 condominium buildings are rather similar in height averaging 13 floors and are well spaced.
- The proposed towers are far too tall and much too close together.

Excessive Shadow Impact

- We were told that the City was “satisfied” with the shadow impact on the neighborhood predicted by studies prepared on behalf of the developer.
- However, when we asked to see those studies, it was clear for example that the entire east side of 10 Delisle would see almost no sunlight for most of the day.
- This is in fact related to size and positioning of the massive towers proposed by this development application.
- The configuration and size of the towers is completely unacceptable for this reason.

Traffic Grid Lock

- Vehicle traffic near Yonge and St. Clair is already in crisis without counting the additional traffic caused by adding 1361 condominium units in the Wittington Project.
- This traffic will be from personal vehicles, Ubers and taxis, delivery trucks, utility vehicles, moving trucks and service vehicles of every kind, all supporting the thousands of residents who will live in the Wittington Project.
- The amount of traffic increase is directly related to how many residents will be added by these 1361 units.

Increase in traffic on Yonge, Heath and Delisle is specifically unacceptable

- Traffic on Yonge between Heath and St. Clair has significantly deteriorated since lane closures on Yonge last year.
- There will be additional traffic impact on Delisle which already has high commercial and residential traffic.
- Moreover, driving on Heath is already treacherous. We have already noticed an increase on Heath due to the lane closures on Yonge.
- The proposed realignment of the Heath/Yonge intersection and the added density of this proposed project will make the difficult traffic on Heath much worse and be completely unacceptable.
- Of course, traffic added by the Wittington Project must be viewed in the context of all the other tower projects listed above. Traffic congestion will be horrendous.

Ignores Lack of Subway Capacity

- It seems to be current conventional thinking in the city planning process that it is not appropriate to consider whether the subway has capacity to serve the residents in these proposed 1361 units and in all the other 4,113 units being planned.
 - This supposedly reflects a policy of the provincial government.
 - However, everyone in the neighbourhood knows that Line 1 north of Bloor is today already beyond capacity.
 - We are not aware of any projects that will increase that capacity within any reasonable planning horizon.
- It is time to say, enough.
- A political decision needs to be taken that there is insufficient subway capacity to support this Wittington Project and for that reason, among others, including the subway impact of all other proposed development, it should not be approved at this time.

No Real Green Space

- There is no substantial green space shown on sketches and drawings that we have been presented for the Wittington Project.
- There is a proposed “park” at the busy intersection at the SE corner of the Yonge and Heath which is shown in the sketches as concrete.
 - We are told that the city can do what it wants with that space. We are extremely skeptical.
- In any event, a project of this size must provide for substantial natural green space, not an urban area that pretends to be a park.

Working Group Process

- We have patiently worked with this developer at the various neighbourhood working group meetings in the hope we would see changes made that would acceptably address our very real concerns.
- The latest amended development application however made no change to the number of condominium units or the height, location, or mass of the towers, and failed to address the traffic congestion or subway issues, all despite our reasoned objections.

The Test

- The test should be whether this project will add vitality and character and make Yonge and St. Clair one of the best places to live and work.
 - The test should not be whether the proposed project will leave the lands better than they are. Almost anything will pass that test.
 - The test is not met by this development application.
- This proposed project will not make living and working what it should be at this important location in the city.
- Under no circumstances should a development diminish the quality of life of everyone who lives in the neighbourhood, which this development will do.
- We are not opposed to any development of these lands. But we are opposed to the Wittington Project in its current proposed form.

Insufficient Public Consultation

- In our view, the May 11, 2022, public meeting on the topic of the Wittington planning application was not an effective public consultation on this important topic.
- 90% of the talking was from the applicant and its many advisors along with City Planning.
- Only 10 percent of the time was given over to hearing from the public, despite about 100 people attending.
 - Why weren't local residents made panelists to better present (with slides just like the applicant) and debate issues with the proponents of this project?
 - No attempt was made to get a "sense of the room" by polling everyone attending so see the proportion opposed to or in favour of the application as is.
 - There was no opportunity given to gauge reactions to what was being said.
 - A number of people had questions that were not addressed or could not be raised.

The Wittington Application should be deferred at the June 29, 2022 TEYCC Meeting

- Residents of 33 and 55 Delisle have received no notice
- There must be public consultation on the cumulative affect of the Wittington application and the other nearby applications involving a total of 16 towers, 4,113 dwelling units of 445 floors.
- We intend to present a substantial case that the Wittington planning application should not be approved at this time.
 - We need some time for our advisors to prepare.