



The voice
of our
community

June 28, 2022

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ellen Devlin
teycc@toronto.ca

RE: TE34.13 1481- 1535 Yonge Street, 1-31 Heath Street East, 30-36 Alvin Avenue, and 22 St. Clair East – Official Plan and Zoning By-law Amendment and Rental Housing Demolition Application – Final Report

Dear Chair Councillor Gord Perks and Members, Toronto and Easy York Community Council

The Deer Park Residents Group (DPRG) represents residents in the area between the Beltline to the north and Woodlawn Avenue West and the properties on Jackes Avenue to the south, Avenue Road to the west and Mt. Pleasant Cemetery and Yonge Street and the Vale of Avoca to the east. Our Board supports approval of this application.

As Toronto grows, development pressure came late to the Deer Park area. And at a time when the Province is encouraging major growth but is taking away City controls over how we grow. A recent survey of DPRG members showed top concerns to be about development and congestion. How will development happen and how can congestion be dealt with. We are not big like Yonge and Eglinton. Our area must undergo its own major changes, but appropriate changes that will make our growing neighbourhood better than before.

To plan for growth in our area, in 2020 City Council adopted a Framework Plan for the Yonge St. Clair area to guide new projects by setting where height should increase and to what extent, needed new open space areas as well as other objectives. We are fortunate that our Councillor, Josh Matlow, supports working committees to provide constructive input by residents. One Delisle, now under construction, was the first Council approved tall project (44 stories), complied with the Framework Plan and was helped by a working group. It includes much wider sidewalks and a large new park, as well as inclusion of a heritage building. There are 6 other applications for tall towers other than for the Wittington project, subject of this application. We note that the approved traffic study for the area has not yet taken place.

Development of the Wittington block meets many planning objectives.

1. The increased site area provides for many opportunities. As other properties were added to the site since approval of the 2008 application, there are many more opportunities for more contributions to the community. These include provision for affordable housing and



The voice
of our
community

community services like the potential relocation of the Library and potential day care space, eliminating on street servicing, and large areas of open space and indoor gathering space. The site will become our town centre.

2. The project complies with the 2020 Framework Plan. This means appropriate building locations and heights, as well as key open space contributions including wider sidewalks, a park, through block pedestrian connections, and central open space. The wider sidewalk on Yonge permit in ground tree planning, not more trees in pots. The Wintergarden provides indoor public space as well as direct access to the subway. The realignment of the Heath/Yonge interchange for safety purposes, is provided for through the added space of the site at the south west corner, with space for a small parkette too. Further, funds are to be contributed to these improvements. The central open space focuses on Yorkminster Church windows.
3. A neighbourhood working group participated in many meetings to make improvements to the application. The service entrance was relocated for safety reasons to Alvin Avenue. The scale of development on Alvin was changed to better relate to the house form buildings opposite. The park was enlarged. The Delisle passage was widened. The working group will be involved in the detailed site planning stage regarding street frontage and open space designs, including ensuring planning for acceptable wind conditions. The park design will be determined through public consultation.
4. The project helps with traffic congestion issues by ensuring all servicing is on site and in a safe location. It also will provide servicing for the existing office and retail buildings on the block. It facilitates direct access to the subway. Parking is on an interior road and includes the existing PAT lot as well as bike parking. The number of spaces for residential units, as now accepted by the City. Various initiatives are underway re increasing transit capacity along Yonge. In addition, a traffic study of the area was approved in conjunction with the application but has not yet been undertaken and should proceed.

The Deer Park community will continue to work with Wittington to finalise the details of the development and to ensure that construction will take place in ways that minimise disruption.

Under current public benefit programs, unfortunately soon to be lost, the project is able to make various major funding contributions. It is therefore essential to approve this application now as it will help make our neighbourhood grow better in so many ways.

Yours sincerely,
Cathie Macdonald
President, Deer Park Residents Group

CC Councillor Matlow



The voice
of our
community
