



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: TE34.44 1406-1428 Yonge Street – Official Plan and Zoning Amendment Application – Final Report

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

The Deer Park Residents Group 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 the Vale of Avoca to the east.

The Board supports this application. We hoped that the Church would allow access for the public through the site to the cemetery hope that this can still happen. We are pleased to now see the inclusion of the heritage frontage and support the Planning report recommendation that there be further consideration of the ground floor plan at the site plan stage. It now appears that most windows will face into the condo lobby. The windows should instead provide interest for passersby as other uses do along the street. This could be done in different ways, for example, more retail uses or provision of interesting displays in the windows.

We are therefore proposing a further recommendation - that residents, nearby businesses and the BIA be consulted at the site plan stage as to the ground floor uses, in particular to ensure that the windows will be of interest to street passersby.

Yours sincerely,
Cathie Macdonald
President, Deer Park Residents Group

CC Councillor Matlow