

September 5, 2023

Matthew Green  
Toronto City Hall  
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Toronto, ON M5H 2N2  
[nycc@toronto.ca](mailto:nycc@toronto.ca)

Dear Members of North York Community Council:

**NY7.2 – 2350-2352 Yonge Street - Zoning Amendment Application - Appeal Report**

North York Community Council Meeting, 7 September 2023

**Support for Recommendations in the Report of the Director, Community Planning, North York District**

The Stanley Knowles Housing Co-operative (SKHC) is an incorporated vertical community whose primary mandate is to provide safe, affordable housing to seniors who constitute a minimum of 2/3 of our membership. We also provide wheelchair accessible housing for people with mobility issues. We are located at 38 Orchard View Blvd. atop the Northern District Public Library. The 2350-2352 Yonge development site is immediately to our east and will have a significant negative impact on the co-op community, as well as the Yonge-Eglinton neighbourhood.

SKHC supports the recommendation of the Director, Community Planning, North York District, “that City Council direct the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues. This recommendation is consistent with the PPS and conforms with the Growth Plan.”

The proposal for a 50-storey building on a site that is just 516 square meters with a frontage of only 41.2 meters is unworkable. The floor space indicated in this proposal is wildly out of sync with regulations that apply to its location in the Montgomery Square Character Area which is zoned Commercial Residential (density of 3 times the lot area vs proposed 40 and a height limit of 16m vs proposed 170m). This proposal does not demonstrate that the site can appropriately accommodate a tall building.

The proposal has no residential parking and no space on site for deliveries and drop-offs/pick-ups. This is a real concern for both traffic congestion and pedestrian safety. Parking on Yonge St. is limited and parking regulations on Helendale to the north and Orchard View to the south have been changed to address already existing problems; large sections on both these streets are designated ‘no stopping’. This development must be required to manage the transportation needs of residents on site. In its current form, this development does not accommodate vehicle access by taxis, food and parcel deliveries, contractors who are working on site etc.

*“The proposal has not demonstrated that it is meeting the policies in the Official Plan, the Yonge-Eglinton Secondary Plan, and urban design guidelines regarding height, building setbacks, building step-backs, and tower separation distance. Furthermore, the consolidation of the site with adjacent lands is strongly encouraged to achieve a proposed development that conforms to the official plan policies. The proposal in its current form does not represent good planning and is not in the public interest.”*

SKHC supports the recommendation of the Director Community Planning, North York District.

Sincerely,

Ann King  
Chair Community Liaison Committee: Stanley Knowles Housing Co-operative

c: Councillor Mike Colle

Casey Richardson, Planning and Development, Councillor Colle’s office [casey.richardson@toronto.ca](mailto:casey.richardson@toronto.ca)