



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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3 September 2023

Matthew Green
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
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 Lytton Park Residents' Organization (LPRO) is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue. The 2350-2352 Yonge site is just south of the LPRO catchment area.

LPRO 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 is for a 50-storey (170m including mechanical penthouse) building on a site that is just 516 square metres, with a mid-block frontage of only 12.5 metres. The Floor Space Index is nearly 40 times the area of the lot. The proposal has not demonstrated that the site has a frontage and lot area large enough to appropriately accommodate a tall building.

The site is within the Montgomery Square Character Area. The Yonge-Eglinton Secondary Plan includes a height range of 20 to 30 storeys for the subject block. At 50 storeys, the proposal does not have regard for the Secondary Plan. The proposal has no residential parking nor any site space for deliveries and drop-offs/pick-ups. The site does not appear to be large enough to accommodate both retail at grade and the residential lobby.

"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."

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

Sincerely,

Maureen Kapral
President, Lytton Park Residents' Organization

c: Councillor Mike Colle

Casey Richardson, Planning and Development, Councillor Colle's office casey.richardson@toronto.ca

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