



Dear Sir/Madam:

RE: 5294-5304 Yonge St. Development Application

The Yonge Corridor Condominium Association (YCCA) is an association representing the more than 100 condominium building boards of directors located along both sides of the Yonge Street Corridor from the 401 in the south up to Steeles in the north. In addition to supporting the boards of directors for these condominium buildings by offering best practice seminars/workshops and opportunities for networking, YCCA advocates on behalf of thousands of individual condominium residents on issues of local neighbourhood concern.

The area along the Yonge Street Corridor has seen rapid and accelerating multi-unit residential growth during the past years. Each development adds additional businesses and hundreds of new residents to an already dynamic, busy area putting added pressure on existing facilities and infrastructure:

- In the past, development charges paid by developers could partially offset additional pressures on local hard and soft infrastructure. Recent legislative changes mean these are no longer applied to the locality directly affected.
- Each additional multi-unit residential property adds more vehicular traffic to the area. Traffic congestion is compounded during rush hour, particularly at intersections such as Sheppard and Yonge, Finch and Sheppard, and 401 access ramps
- Additional residents commuting on the Line 1 (Yonge) subway line will also add to a crowded commuter line – many times the line 1 subway train is the Sheppard station
- Local schools in the area cannot accommodate new students at present. Students are currently being bussed outside the Yonge Corridor area to attend school
- Public Parking for existing retail/commercial businesses is already at a minimum in the area and multi-residential-commercial buildings generally do not add to the availability of public parking

- An influx of residents means more requests for emergency services, which are already challenged to meet area needs
- Public amenities in the area such as green space are already in short supply, more residents will stretch that even further
- Access to City programs such as Parks and Recreation programs is already stretched, leaving many residents without access. This will further challenge those resources

The Yonge Corridor Condominium Association is keenly aware of the need for more housing in the City of Toronto but new residential developments should be planned in conjunction with development of infrastructure and services so that the quality of life in the Yonge Corridor is not compromised. New developments should be evaluated for compatibility with existing land use parameters and approved initiatives such as Re-imagining Yonge.

It also concerns us that there is a lack of appropriate housing for families in these new developments as the vast majority of condominiums built are studios or one bedroom, not suitable for more than two people.

We recommend that the proposal be considered in light of these impacts on the neighbourhood and that revisions be made to the proposal resulting in at a reduction in the number of storeys, and number of residential units.

Sincerely,
Jane Brackley, President
Yonge Corridor Condominium Association
president@ycca.ca

cc: heather.au@toronto.ca
nycc@toronto.ca

Saham.Abdi4@toronto.ca
ava.ha@toronto.ca
[Councillor Cheng@toronto.ca](mailto:Councillor_Cheng@toronto.ca)