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Via Email (teycc@toronto.ca)

Toronto and East York Community Council
City Clerk's Office
Toronto City Hall
100 Queen Street West, 12th Floor East Tower
Toronto, ON
M5H 2N2

Attention: Cathrine Regan, Administrator

Dear Members:

**Re: 69 Yorkville Avenue – Official Plan and Zoning By-law Amendment Applications
Toronto and East York Community Council Item TE2.3**

We represent Minto Apartment GP Inc. and Minto Apartment Limited Partnership, (collectively “**Minto**”), the owner of the property located on the east side of Genoa Street, at the south west corner of Bay Street and Yorkville Avenue, municipally known as 61 Yorkville Avenue (the “**Minto Property**”). Cheong Family Holdings LTD. is the owner of the lands at 69 Yorkville Avenue (the “**Cheong Property**”) which lands are located opposite the Minto Property on the west side of Genoa Street, on the south side of Yorkville Avenue. We are writing to register our concerns with respect to the Official Plan and Zoning By-law Amendment applications, referred to above (the “**Applications**”), for the Cheong Property, which Applications propose a new 29-storey tower (the “**Proposed Tower**”).

The Minto Property has been developed with a 17-storey mixed use building (the “Minto Building”) and consists of a podium and tower form of building which has been appropriately designed to respond its location at the corner of Bay Street and Yorkville Avenue. The Minto Building includes non-residential uses at grade with dwelling units above, in particular the west elevation of the building facing Genoa Street has numerous west facing dwelling unit windows and private balconies. The podium of the Minto Building is four storeys at the corner of Bay Street and Yorkville Avenue and steps down to a height of 2 storeys at the corner of Genoa Street and Yorkville Avenue in consideration of the lower rise character of the neighbourhood to the west of Genoa Street. We note the Minto Property, with frontage on Bay Street, is located in a different land use planning context than the Cheong Property.

The architectural drawings dated October 28, 2021, prepared by JET Design Architect Inc., indicate that the Proposed Building will rise 29 storeys up from Yorkville Avenue with no podium or appreciable building setback or step back from the street. Similarly the easterly elevation of the building is set right on the property line of Genoa Street with no setbacks or step backs proposed. The easterly elevation is also designed with a blank wall and contains no windows.

Minto is very concerned that the height, location and form of the Proposed Tower is not appropriate and that the proposed separation between the Minto Building and the Proposed Tower is wholly insufficient. Minto supports the findings of Community Planning as set out in its report dated January 10, 2023, that the Cheong Property is not an appropriate site for a tall building and that the Proposed Tower does not conform with the policies of the Official Plan, the Downtown Plan and Site and Area Specific Policy 211.

Yours truly,

McCarthy Tétrault LLP

Per:



Cynthia A. MacDougall

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