



The voice
of our
community

April 7, 2023

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Cathrine Regan
teycc@toronto.ca

RE: TE4.16 1366 Yonge - Official Plan and Zoning By-law Amendment Application - Decision Report - Refusal

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

The Deer Park Residents Group (DPRG) 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 DPRG supports the recommendations of the report to refuse the application. This proposal for a 41 storey building that does not conform with the Official Plan or Yonge-St. Clair Secondary Plan, and does not meet the intent of the Tall Building Design Guidelines for building setbacks and stepbacks and zoning requirement for parking and loading. The site is far too small for such a building. Unfortunately, it appears that the applicant has been unwilling to make the needed changes.

The reasons for refusal reflect the issue raised in the public consultation - the extent of non compliance with height, density and massing provisions for the site, the insufficient setbacks and step backs, the impacts on adjacent property to the north, shadow and wind impacts, the lack of vehicular parking and resulting traffic impacts, and resulting construction impacts.

In addition, strong concerns have been raised by the community about the loss of the existing medical building. We also recently lost our long time hardware store in a nearby development project.



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The City is promoting “complete communities” as an important part of growing our City. The Yonge and St. Clair has been a “complete community” for years. It has a range of housing opportunities, good public transit, parks, open space in the form of parks, ravine access and the Mount Pleasant Cemetery, as well a range of local shopping and services, such as the medical offices, which provide jobs in the community as well. But in areas like ours across the City, redevelopment is resulting in the loss of local services are being lost with redevelopment. New retail space in new buildings can be unaffordable to the tenants they replace. Negotiations with developers is the only option to retaining these important services. We need better planning tools.

Yours sincerely,

Cathie Macdonald
President, Deer Park Residents Group

CC Councillor Matlow