



Toronto East York Community Council
100 Queen Street West
Toronto, ON M5H 2N2

SENT by email.

June 20, 2023

Re: TE6.10 - 1080-1088 Yonge Street - Official Plan and Zoning By-law Amendment Application - Decision Report

Dear Members of the Toronto and East York Community Council,

The ABC Residents Association (ABCRA) is an incorporated volunteer body that has been in existence since 1957. ABCRA represents the interests of residents who live in the area between Yonge Street and Avenue Road, and Bloor Street to the CPR tracks.

We are writing to express our opposition to the 1080-1088 Yonge Street - Official Plan and Zoning By-law Amendment Application and request of this item be referred back to Planning Staff for further discussion with the applicant and representatives of the ABC Residents Association .

ABC has a long history of working collaboratively and successfully with the City and Developers to approve good planning including the recent settlement at 148-158 Avenue Rd. During these negotiations we rely on advice from professional planners and municipal lawyers as we did in this case. We have attached for your information the observations and opinions of Michael Spaziani, B. ARCH., OAA, FRAIC for you to review and consider.

This application does not respect the City's policies with regard to height and massing in this section of Yonge St. It also fails to transition adequately to the adjacent low rise residential neighbourhood. This was made clear to all at the public meeting but the only response from the applicant has been to add additional height and more upper storey massing as shown in the attached drawing.

As a responsible Residents Association we understand our obligations to find the balance between the economic considerations of the developer and the rights of adjacent neighbourhoods with the overriding principles of sound planning.

Please refer this item back to the City and residents so we can continue to work on a solution that works for the applicant and the community.

Sincerely,

The ABC Residents Association
Ian Carmichael and John Caliendo
Co-Chairs
abcra@abc.ca
CC: Councillor Dianne Saxe

June 6, 2023

ABC Residents Association
Attn: Ian Carmichael and John Caliendo
Co-chairs

By email only
jcaliendo@rogers.com
carmichaeli@bell.net

Re: Urban Design Review of 1080 Yonge St. at Roxborough, (Starbucks site)

Dear Messrs. Carmichael and Caliendo,

I have reviewed the revised development proposal for the subject site and offer the following opinion and advice.

Our primary focus has been on the massing relationship to the immediate Neighbourhoods-designated properties to the west of the subject site. ABC has been successful in establishing improved relationships in these interfaces that achieve financially viable development densities and heights while transitioning in a more compatible manner to the immediate context.

In the attached diagram we have shown the settlement outcomes for 1140 Yonge St. (Staples site) and 189 Avenue Rd. at Pears Ave., two recent settlements where improvements to the proposed massing at the Mixed-use/ Neighbourhoods interface have been achieved. We have also identified the Mid-rise Guidelines performance standard for such interfaces, a standard that has apparently been abandoned by the City in the downtown context.

In the attached north elevation diagram, a coloured dashed line is shown for each of the above three conditions as follows:

1040 Yonge (Staples Site)	Light Green line
189 Avenue Rd.	Blue line
Mid-rise Guidelines	Purple line

We also show the building outline profile for the applicant's first submission dated May 2022 in light orange and the current proposed outline from May 2023 in red dashed line. This diagram illustrates the different massing profiles associated with each related project and the developer's submissions. Changes from the applicant's 1st and 2nd submission are shown in a red tone where height and mass has increased, and a green tone where it has been reduced.

The May 2023 profile shows some improvement in the setback to the adjacent house to the west with some



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lower floor mass pulled back (green tone). It also shows increased mass at the upper floors. When the May 2023 profile is compared with the recent settlements for 1140 Yonge and 189 Avenue Rd. there is a significant increased mass at the upper floors in the space between the proposed profile and the previous settlements.

The diagram also reveals how far nearby development has moved away from the original Mid-rise Guideline Performance Standard (purple line) compared to the recent OLT sponsored settlements. My concern is that the current proposal, if approved, will set another benchmark for this typical context interface setting a precedent that will negatively impact the quality of the immediate residents' environment due to overlook, shadow, and scale conflict.

It is my understanding that the City planners are considering accepting the May 2023 development revisions. In my opinion this will set a negative precedent for the many mixed-use sites that exist in this part of the Downtown. A solution that would establish greater setbacks at the upper levels of the building would be more aligned with the recent viable development approvals and settlements. The diagram notes a setback of 17.1m at the uppermost floors for the 189 Avenue Rd. settlement profile compared with a setback of 10.52m as proposed. An increased setback at the upper levels is an important revision that should be achieved in this context.

Respectfully Submitted,



Michael Spaziani, B. Arch., OAA, FRAIC

MS/njs Encl.



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