



Danforth Residents for Appropriate Development  
57 Ferrier Avenue, Toronto M4K 3H5  
contact@DanforthRAD.ca / [www.DanforthRAD.ca](http://www.DanforthRAD.ca)

September 18, 2023

Toronto and East York Community Council  
100 Queen Street West, 2nd Floor, West Tower  
Toronto ON M5H 2N2

RE: Agenda Item 2023-TE7.18 – 654 to 668 Danforth Avenue – Zoning Bylaw Amendment Application – Appeal Report

Dear Chair and Members of the Toronto and East York Community Council,  
Danforth Residents for Appropriate Development (Danforth RAD) is a new group, initially formed in response to this proposed project at the corner of Pape and Danforth Avenues, and the precedent it may set for the entire area.

We support the development of a diversity of housing types to ensure that the Danforth remains an inclusive community. We also believe in supporting small businesses and providing opportunities for local entrepreneurs to thrive, while maintaining a human-scale urban environment that prioritizes walkability, bikeability and vibrant street life along this vital avenue.

We are writing to **support the recommendation from the Director of Planning (TEYCC)** – that the City Solicitor and appropriate City staff attend the Ontario Land Tribunal hearing **oppose this application** in its current form, and continue discussions with the applicant in an attempt to resolve outstanding issues. As his August 31, 2023 report explains, there are significant issues to be resolved with Planning Application number 22 185127 STE 14 OZ.

From our perspective the top four are:

### 1. Height and Massing

We firmly agree with the August 31 report's conclusion that "the application is not consistent with certain Provincial and Official Plan policies, in particular as concerns the inappropriate height and massing". In fact, the tower and podium are far out of proportion for the City's recently passed moderate intensification plan and policy here. This issue cannot be resolved with a light "haircut" approach.

### 2. Housing

As noted above, we support the development of a diversity of housing types to remain an inclusive community. But why allow 486 units in this very tall tower? A more appropriate project could still provide hundreds of apartments. This project appears aimed at purchasers who are investors, rather than residents. Only the minimal number of two- and three-bedroom units are included for families, and they are small. No affordable housing units are proposed. Quality should be valued over quantity. Plus, the City has said its plan and policy can meet the Major Transit Station Area goal for people per hectare at subway stations without counting new projects near Pape and Broadview stations.

### 3. Adverse Impacts

There are many other concerns, including pressure on physical and social/community infrastructure, barren streetscape, lack of opportunities for small retail, minimal green elements, and adverse shadow, wind and canyon effects.

### 4. Good Planning

The proposed project does not represent Good Planning, especially in this neighbourhood which is under a lot of pressure these days. It does not represent a form of development that should be built or can be replicated in this area without generating adverse impacts.

Thank you for your consideration,

Scott Deveber, Rowena Moyes and Paul Hamel  
for the Danforth Residents for Appropriate Development (alt contact: Rowena2006@gmail.com)

