



November 9th, 2024

Dear Councilor Saxe and Members of City Council,

RE: CC23.13 - 69 Yorkville Avenue

LETTER OF OPPOSITION TO A SETTLEMENT OF 69 YORKVILLE AVENUE

The **ABC Residents Association** and The **Greater Yorkville Resident's Association** (GYRA) are writing to strongly recommend that you oppose a proposed settlement report regarding 69 Yorkville Avenue that will be before City Council.

In a report dated January 10, 2022, and January 28, 2022, city planning staff did not support the proposal. Their reasons were crystal clear. Both the prevailing Official Plan and Zoning policies in effect for this site within the Village of Yorkville do not permit a tall building in an area where low rise buildings up to a maximum height of 4 storeys are the prevailing built form.

The planning report also described a lengthy list of issues that needed to be addressed.

Our understanding is that the applicant has submitted revised plans to permit the construction of a 39-storey tower with a maximum height of 123.70 metres. The revised plans contain minimal setbacks at grade from Yorkville Avenue and from Bellair Street and 3.9 metres from the 18-storey adjacent property to the east which fronts directly on to Bay Street. This height has now been increased from 29 storeys when the application was first submitted in November 2021. Aside from minor changes to the ground floor setbacks, the only real change that has been made to the original application is that the tower has now increased by an additional 10 storeys.

There is no valid planning rationale to permit a 39-storey tower (123.7 metres) within the low-rise village of Yorkville. A building of this magnitude vastly exceeds the 18 storey (64.5 metre) height of the adjacent building to the east which fronts directly on Bay Street. It totally dominates the small site of 69 Yorkville and overpowers the prevailing low-rise buildings fronting Yorkville and Bellair. The site is located within the interior of Yorkville and is within a totally different context from tall buildings which rightly belong on Bay Street and Bloor Street.

We kindly remind you and Council that Yorkville is perhaps the preeminent retail hub in Toronto and an important tourist destination. It is the prevailing low-rise built form which gives it the character and cache. Destroy this, and we devalue an important economic asset, which is hardly in the City's interest.



Official Plan and zoning policies for this site have gone through extensive development over many years and have been supported by our 2 associations. As you are aware, we have a long history of working closely in co-operation with developers in Yorkville and with city planning staff to support good development that reinforces the established planning framework. The proposed 39-storey tower goes against this relationship and would establish a most undesirable precedent for the future of Yorkville. City planning staff have consistently not supported the proposal since the original application was made. We see no plausible reason to change course now.

Our associations are parties to the OLT hearing. We have retained a Lawyer, Planner and Urban Designer to strongly oppose this application. We understand the challenges of these hearings but also expect the decisions will be based on sound Planning Policy. For all these reasons we strongly recommend that Council continue to oppose this application before the OLT and reject the applicant's offer of settlement.

Your truly, On behalf of The Boards

John Caliando, ABC Residents Association
Paul Bedford, GYRA