

Seniority Investments Limited

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November 12, 2024

Dear Councilor Saxe and Members of City Council,

RE: CC23.13 - Opposition to Proposed Settlement at 69 Yorkville Avenue

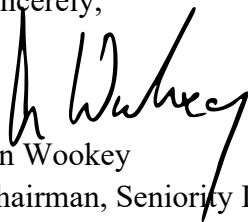
Seniority Investments Limited urges City Council to oppose the proposed settlement regarding 69 Yorkville Avenue. This development, a 39-story tower, conflicts with Yorkville's established low-rise zoning policies. City planning staff have previously expressed their disapproval of this project in reports from January 2022, and no substantial changes have been made to address the site's zoning limitations or harm to the character of the neighbourhood.

This proposal represents an abandonment of the long-standing principle of preserving Yorkville Village as a low-rise community, with greater density and height permitted only on the periphery. Introducing tall buildings within the interior of Yorkville creates a significant risk of setting a dangerous precedent that could allow future developments of similar scale within the heart of the village. Such a shift would erode the character of Yorkville, which thrives on its unique, low-rise charm and contributes greatly to its appeal as a vibrant retail and tourist destination.

Seniority Investments has consistently supported responsible growth that aligns with Yorkville's planning framework. We have worked alongside city planners and developers to ensure new projects respect the established vision for this area. This proposal undermines that vision and contradicts the city's own planning principles.

For these reasons, we ask City Council to reject the settlement and maintain its opposition to this project at the Ontario Land Tribunal. Protecting Yorkville's character and following sound planning policies will ensure the continued economic and cultural value of this iconic neighborhood.

Sincerely,



Ian Wookey

Chairman, Seniority Investments Limited