

February 13, 2024

Toronto & East York Community council
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

**Re: 2079-2111 Yonge Street, 9-11, 21, and 31 Hillside Avenue East and 12-18 Manor Road East,
Official Plan and Zoning By-law Amendment application – Refusal Report
File No. 23 200789 STE 12 OZ**

Armstrong Planning & Project Management is acting as agent for the owners of land known municipally as 2079-2111 Yonge Street, 9-11, 21, and 31 Hillside Avenue East and 12-18 Manor Road East (subject site).

On August 16, 2023, on behalf of CSG-Yonge Manor Limited and CSG Hillside Limited (CSG-Yonge Manor Hillside), Armstrong Planning and Project Management submitted an Official Plan and Zoning By-law amendment application in support of the proposed redevelopment of the subject site. The proposed mixed-use building incorporates the replacement of all rental units on site, supports new retail and 486 residential units; in addition, it proposes on-site parkland dedication that would add greenspace to the community. Resubmissions were made on November 9, 2023 and December 7, 2023 and on December 14, 2023, the application was deemed complete.

The subject site contains three (3) buildings currently listed on the City of Toronto's heritage registry, one of which (2111 Yonge Street) was recently designated under Part IV of the Ontario Heritage Act. The building at 2111 Yonge Street will be partially retained in situ and restored to its original architecture.

At this time, we have reviewed the staff report dated February 2, 2024 (item TE11.10) wherein staff recommend refusing the application. We believe the proposed development thoughtfully responds to recent direction from the Province, generally conforms to policies of the Yonge Eglinton Secondary Plan, is appropriate and fits within the existing and planned character of the neighbourhood.

It is our assertion that the subject site is unique and can support a tower that appropriately transitions to the adjacent neighbourhood land use and establishes standards for the conservation of on-site heritage by retaining and restoring 2111 Yonge Street to its original design intent while rehabilitating it for contemporary commercial retail use. The proposed development removes and replaces 2093-2109 Yonge Street and 2079-2085 Yonge Street but will maintain the fine-grained commercial frontage that has come to characterize the evolved Yonge Street streetscape within the area. This celebrates and

commemorates the contextual value and design intent of what was while allowing for the incorporation of new contemporary retail uses on site.

Although certain rental units currently on site will need to be demolished to support the proposed redevelopment it is the intent of the project that all rental units on site will be replaced in a like-for-like manner unless modifications are agreed to with staff.

Finally, the proposed development presents a rare opportunity in Midtown for not only the provision of on-site parkland dedication but also the opportunity to grow the proposed park through City acquisition of certain other adjacent lands owned by the CSG-Yonge Manor Hillsdale.

We recognize that although we have been working positively with staff we have run out of time and as such, not all issues have been resolved in a manner satisfactory to both parties. We support staff's recommendation to continue to work with the applicant to use mediation to resolve the outstanding issues in support of a final settlement.

Through this letter, we are requesting that the City provide written notice to the undersigned of all decisions made regarding this item.

Regards,



Amanda Kosloski, RPP

VP, Planning & Project Management

Cc: CSG-Yonge Manor Limited and CSG Hillsdale Limited
David Bronskill, Goodmans LLP