



The voice  
of our  
community

---

February 19, 2024

City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

teycc@toronto.ca

Attention: Cathrine Reagan

**RE: TE11.4 1365 -1375 Yonge Street – Official Plan and Zoning Bylaw Amendment Application – Decision Report Approval**

Dear Chair Councillor Chris Moise and Members, Toronto and East York Community Council

The Deer Park Residents Group (DPRG) represents residents in the area between Avenue Road to the west and Mt. Pleasant Cemetery and the Vale of Avoca to the east, the Beltline to the north and Woodlawn Avenue West and the properties on Jackes Avenue to the south.

**The Yonge and St. Clair intersection area is changing**

Like other areas across the City the low scale main street with taller office buildings at the intersection is being replaced with super high residential towers. Currently we have 9 applications in this small area, most for heights of up to 50 storeys. Only one site is under construction. Residents are of course concerned about the coming changes.

We do have a Framework Plan for the intersection that calls for the tallest buildings to be closest to the intersection as well as the development of a pedestrian network and new parks.

**The approved 17 storey assisted living project on the site**

DPRG members were part of the working group, including the Linden School, where the focus was on:

- making the lane a safe and attractive pedestrian route, as shown in the Framework Plan, for residents and students of the Linden School next door to the subway,
  - widening the sidewalk areas,
  - Including commercial uses on Yonge Street, and
  - the appropriate scale and character of the podium.
-



The voice  
of our  
community

---

We understand that the Linden School property is now for sale.

### **The new 50 storey application**

The new application is for a 50 storey condo building with changes to accommodate the new use including more parking and parking drop off spots instead of a drop off loop. While looking similar, other changes include a reduced podium height, an improvement, further improvements to the lane which is part of the pedestrian network, and widened sidewalk areas including an area on Rosehill that is to accommodate a sculpture. We have no objection to these changes.

### **Concerns about wind impacts of tall buildings**

But we are very concerned about the wind impacts of taller buildings. Even the four office towers at Yonge St. Clair intersection, much lower than 50 storeys, currently create unacceptable wind levels at grade and we are therefore asking that the current application for 1 Bloor W. provide ways to reduce the existing wind levels.

### **Understanding wind issues for the application**

We have a professional opinion that believes the design as submitted will create significant wind problems on the adjacent sidewalks and were concerned about the ambiguous comment in the report - “no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous”. What does that mean? More detail is needed in the report. Further, the diagram in Attachment 12 – 3D model of the Proposal in Context only shows the new proposal in the current context. What will happen when the other applications in the area are built?

The City Planner subsequently advised that there were issues with the wind impacts including at the north façade, so the tower was then relocated further south to create a larger podium setback, and that there are issues with high wind levels on the podium terraces and at grade at the south façade where the main public open space area is located. And that modifications will be made at the site plan review stage to address the issues. (This was to be the process with the Wittington application. And that the residents involved in the project working committee would be involved in the detailed design review.) As well, changes to the façade are to be considered that will help address wind issues.

### **Community benefits allocation**

Given that there will be additional community benefits funding from the increased density in this application and that there is an urgent need for funding improvements to the Vale of Avoca



The voice  
of our  
community

---

Ravine, the community benefits funding should be allocated to assist with these much needed ravine improvements.

We are therefore recommending that:

1. Representatives of the Deer Park Residents Group and other nearby residents be consulted at the site plan stage of the application for 1365- 1375 Yonge Street to ensure appropriate wind conditions for street level pedestrian areas and to reconsider the façade design.
2. The Chief Planner ensure that reports on the other applications in the Deer Park intersection area include:
  - information from the wind study about issues with anticipated wind conditions as well as proposals to address these issues, and
  - wind impact information not only for the existing context, but also the anticipated context of approved applications and applications under consideration.
3. That the Community Benefits funding for this application be allocated to improvements to the Vale of Avoca Ravine.

Yours sincerely,

Cathie Macdonald  
President, Deer Park Residents Group

CC Councillor Matlow