

Forty Rosehill

February 20, 2024

1365-1375 Yonge Street

Submission by Metropolitan Toronto Condominium Corporation No.773 (MTCC#773), 40 Rosehill Avenue, Toronto, ON. M4T 1G5

**TO: Toronto and East York Community Council, teycc@toronto.ca
Councillor Josh Matlow, Councillor_Matlow@toronto.ca
Cameron Williamson, Cameron.Williamson@toronto.ca**

**RE: Request to Amend the Official Plan and Zoning By-law Application Number:23 154139 STE 12 OZ
1365-1375 Yonge Street**

On behalf of the Owners and Residents of MTCC # 773, we request that the Community Council reject the application as currently proposed.

As residents of the City of Toronto and understanding the housing challenges in the city, we wish to state that we are not against development, however, we believe that development should be responsible and benefit the community and not just investors. The Council hearing this application is the "Community Council" for Toronto and East York, and as its name suggests, is responsible to the "Community" to ensure that any development meets with community and municipal objectives.

We believe that the application as presented should be rejected as it provides no benefit to the Community.

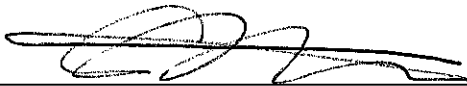
1. The plan does not provide for affordable housing which is desperately needed in the city. Some City developers have, for example, partnered with Toronto Habitat for Humanity to incorporate lower cost housing within a development. Has this developer made any attempt to do so?
2. The plans for this development are for 655 units, 45% one-bedroom units, 45 % two-bedroom and 10% are three-bedroom units. However, what are the sizes of these units? Too many of the developments in the Yonge St. Clair area have units the size of hotel rooms. No matter what your definition of family is, it is more than one person. Hotel room size units do not and will not meet the housing needs of the city.
3. Since purchasing the property, the current developer has never seriously engaged in any community consultation. To our knowledge there has been one meeting since the transfer of the

property ownership and a monumental change in the proposed development. In the one meeting held, it was evident that the developer was not interested in community concerns. The message they communicated at the meeting can be summarized by: We (the developer) can do what ever we want, and the community would just have to “suck it up.”

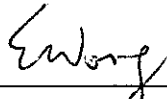
4. The main beneficiaries of this development are not the community, not the City, not families and people looking for a home, but Investors. Even the hotel room size suites in this development will sell for more than half a million dollars. Community Council role is to represent the Community and not Investors. As we stated at the beginning, we are not anti-developer and certainly not anti-investor, however, we do believe that Community Council is accountable to ensure responsible development that balances the interest of all stakeholders.
5. In addition to not adding any benefit to the community, the development as planned will create additional traffic and safety hazards at the corner of Yonge and Rosehill Avenue. Rosehill and Yonge is already a congested corner that is dangerous to pedestrians. Deliveries to 5 Rosehill Avenue and vehicles trying to turn North on the laneway that would be adjacent to the property already cause traffic backups South on Yonge Street from Rosehill to Summerhill. These backups will increase in time and length with the number of vehicles trying to access the proposed development with 655 units. In addition, West bound vehicles will find the North lane blocked by vehicles stopping at this development’s entrance and will be unable to safely make right turns onto Yonge Street.

We, therefore, submit that the Application to Amend the Official Plan and Zoning By-law not be adopted or referred to City Council until the developer takes corrective action that includes serious consultation with the community, makes an effort to creatively include some lower cost options in the development and provide more family sized units in the building.

Sincerely,



Connie Roveto, President of M.T.C.C No. 773



Edmund Wong, Director of M.T.C.C. No 773