



March 26, 2024

John D. Elvidge  
City Clerk  
Toronto and East York Community Council  
100 Queen Street West  
2<sup>nd</sup> Floor West  
Toronto, Ontario  
M5H 2N2

Dear Mr Elvidge:

**RE: Objection to Request to Amend the Official Plan  
and Zoning By-law Application No. 22 241665 STE 13 OZ  
646-664 Yonge Street and 2-4 Irwin Avenue Development  
Applicant: KS 646 Yonge Street Inc.**

The Saint Nicholas Housing Co-operative Inc. objects to KS 646 Yonge Street Inc's proposal for the Yonge & Irwin Site. Should this project proceed, we will be seeking significant compensation for the damages that will be caused to our co-op and the neighbouring environment.

The proposed plan is exceptionally tall and aggravates density in a neighbourhood already struggling to accommodate unprecedented growth.

Specifically, this project creates material damage to our Co-op by casting additional shadows on our location which would thereby change the economics of our planned solar panel installations. We would suffer from higher operating costs as a result and a longer amortization period. In fact, the additional shadows from their building may make solar panels uneconomic for our Co-op and would therefore deny us the financial benefit of this energy source. The City's Green initiatives would also be hurt as a result of zoning approval for this proposed development with the shadows impact on the whole neighbouring environment.

The negative impact of additional shadows or additional shadow time, additions which were shown in the Shadow Studies, includes adverse effects on our green space, including our roof top, for vegetable and pollinator gardens, which are especially important for low income individuals.

Our members are also concerned about increased traffic density and the ability to travel around safely in this neighbourhood, including potential impacts on travel time for emergency vehicles, difficulties we and our surrounding residences already have with retaining contractors for our area due to lack of parking and loading spaces and general travel time difficulties.

We are also concerned about the potential for increased noise from slow-moving traffic and additional inhabitants in an already densely populated area with an overwhelmingly large number of developments already in the works.

Although we strongly believe this application should not proceed, we would like to stress that any Rent Geared to Income units that may be proposed by the Applicant should be managed by a Non-Profit Co-operative. Non-Profit Co-ops are the most efficient model for providing affordable housing in the city.

The Saint Nicholas Housing Co-op experience demonstrates that the benefits transcend economics. Co-op members are empowered to take control of their housing, a crucial component of personal well-being. Self-governance offers people a chance to assume responsibility for a fundamental aspect of their lives, often for the first time. To be part of a housing co-operative enhances personal development in a way that cannot be measured by a balance sheet. The City of Toronto's quality of life is enhanced by the contributions, activities and advocacy of non-profit housing co-operatives and their members.

We ask Councillors to deny the Applicant's proposal. There is no benefit to the community from this proposed project. Approval of this application would further degrade the quality of life in our community.

Thank you for your attention to our remarks.

Sincerely,



Nenke Jongkind  
President



Robert W Fisher  
Treasurer

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