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July 9, 2024

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

teycc@toronto.ca

**RE: TE15.6 29-39 Pleasant Boulevard – Zoning Amendment Application**

Dear Chair Moise and Members, Toronto 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 the CPR tracks to the south.

This application is to increase the height of the previously approved 35 storey project a height of 50 storeys. The site is in an area designated Apartment Neighbourhood in the Official Plan but in a PTMSA and close to the St. Clair subway station.

**Increased height**

The increased number and height of tall building applications was the top issue raised in a recent survey of members of the Deer Park Residents Group. Since the City is not able to establish appropriate heights due to Provincial policies, our priority is to ensure suitable wind conditions for public realm areas at grade as well as for above grade terraces. Because of the extreme height of 50 floors and the small site restricting tower setback, a canopy at the third floor level for the entire front facade is recommended, recognizing that modifications then are needed to be considered for the type of trees proposed along the front facade.

**Public realm improvements**

The previously approved park dedication and public realm improvements are to remain, including the addition of new park space at the west lot line incorporating the well used walkway between Pleasant Boulevard and Rosehill Avenue. We note that CreateTo is now planning the redevelopment of the abutting large parking garage. Consideration should be given to expanding the new park space west into that redevelopment.



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### **Site Plan Approval considerations**

The applicant has agreed to consult with neighbours at the site plan stage, particularly to ensure an appropriate solution to minimize the impacts of the garage entrance on the closely abutting townhouse to the east.

### **Rear terrace uses**

Residents of 40 Rosehill to the south raised concerns about the impacts of activities on the terrace that faces their building. We understand that the applicant has made changes to address issues for 40 Rosehill residents and more are required. The participation of the residents at the site plan stage has been confirmed and details can be resolved then.

### **Balconies on the east façade**

We note that the renderings submitted in support of the application depict balconies on the east façade. These would present an unacceptable fire risk to the adjacent townhomes, which have wooden balconies. It is therefore important that at the recent consultation with neighbours, the applicant advised that there would be no balconies on the east façade. Fortunately, the impact on wind conditions is not significant, as the predominant wind is from the east.

### **Wind study requirements**

The report states “The Pedestrian Level Wind Study concludes that most ground-level areas within and surrounding the development site, including sidewalks, walkways and main entrances, as well as the outdoor amenity areas, would experience wind conditions acceptable for the intended uses on a seasonal basis. City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.”

The Yonge and St Clair area recently has seen 3 approved new towers at 50 storeys very close to this proposed development at 29-39 Pleasant Blvd. Each of these towers will have a profound effect of channelling the very high winds present from their upper floors down to the sidewalks. Wind speeds increase dramatically with height and these towers will deflect these high winds in all directions including downward to street level. But of even more concern is the profound combined effect of all these very tall buildings in close proximity, which will actually make the sidewalk wind conditions even worse, effectively creating wind tunnel conditions between this cluster of tall towers.



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We believe it is obligatory to study this very predictable problem of winds from all these buildings together before any further new towers are approved in this concentrated node around Yonge and St Clair. New City Planning requirements for wind studies in such areas must be developed.

Any qualified wind expert will tell you studying a single building without all the surrounding tall buildings will produce completely invalid results. To date all the wind studies submitted for each development in this area have not included any of the other proposed or now approved nearby tall buildings.

We are very concerned that this quest for massive intensification with numerous 50 storey towers will produce a very inhospitable pedestrian environment, all in detriment to our current very desirable walkable community and its residents.

Yours sincerely,

Cathie Macdonald  
President, Deer Park Residents Group

Greg Nevison  
Board member, Deer Park Residents Group

CC Councillor Matlow