



**AVRA**  
AVOCA VALE  
RESIDENTS'  
ASSOCIATION

To: Toronto and East York Community Council or City Council

Re: Application No: 19 263740 STE 12OZ 29 -39 Pleasant Blvd. Zoning Amendment

From: Avoca Vale Residents' Association

Dear Chair Moise and Members of the Toronto and East York Community Council,

I am writing on behalf of the Avoca Vale Residents' Association (AVRA) to voice our objection to this zoning application. Our association supports thoughtfully considered, well-crafted developments beneficial to their communities, and appropriately scaled to the contexts in which they are located. This is a primary objective of Toronto's Official Plan and Planning Framework, which are used, as we understand it, to inform and evaluate development applications.

AVRA supported the agreed to 35 storey development on this site negotiated between residents and the developer from the original 32 storey proposal. This agreement however has changed since then, trying first for a 40-storey tower, rejected by the Committee of Adjustment, to now a 50-storey proposal. It seems that agreements are no longer worth the paper they are written on or the trust they are supposed to represent. This is a new "wild west" where the frenzy for height and density (in this case 18 stories more than the original) is matched only by the urgency for the City to approve, without the proper due diligence. If 60 or 65 stories were to be granted in a future neighboring application, we would no doubt see revised applications to match this self-fulfilling prophecy.

Our AVRA's catchment area which is the block from Pleasant Blvd to Rosehill Avenue, bounded by Yonge Street and Avoca Avenue, now has four 50 storey towers either approved or proposed with more to follow. These towers sit in close proximity or adjacent to single family homes, or the case of 29-39 Pleasant Blvd, 3-storey townhomes. There is no acceptable transition possible between a 50-storey tower and a 3-storey townhome, podium or no podium. The rationale for this increased height and density offered by the developer is based both on the precedent of other approved neighboring towers, and the housing crisis. These overreaching developments are supposedly helping to ease the housing supply issue (certainly not the affordability issue). However, the new expedited planning approval process has not expedited the construction of these apparently much needed units. AVRA does not believe that constructing a 650 sq. ft. 2-bedroom unit for over a million dollars has anything to do with the legitimate housing issues we face. The reliance on precedent approach used as justification by the developer in rationalizing the new height and density request is unfortunately missing in the accuracy of their documentation on wind, sun and shadow and traffic studies. We understand that City requirements

do not require this complete accuracy. Examples of what is missing in the developer studies would be the two impactful 50 storey towers at 1365 and 1366 Yonge St. Even without full and accurate depictions of the proposed future towers, the modelling results are truly disturbing and grim. The traffic study fails to highlight for example, the traffic impacts on Pleasant Boulevard at its St. Clair and Avoca Avenue intersections. The wind and sun and shade impacts are equally deleterious and concerning for significant portions of the year.

The City's situation as we understand it from the planners, is that their hands are tied on height and density, which are effectively rubber stamped. Residents such as our members who actually live in the neighborhoods affected can only really offer input for modest improvements to the proposed public realm. However, it is precisely that public realm-its streets, sidewalks and open spaces such as David Balfour Park where the City has invested considerable resources, which are being permanently degraded by the cumulative impact of completely out of scale proposed developments such as this one. Indeed, it is the cumulative impact of such projects, with others, which needs to be equally evaluated along with the documentation compliance of the single development application. The public realm that is impacted by proposals such as 29-39 Pleasant Blvd. is increasingly becoming a windswept, sunless and traffic congested one. Clearly this is not the public realm, or city, any of us want.

If the City's hands are indeed tied, then depositions such as this one from AVRA are unfortunately a waste of everyone's time and the process is simply one of going through the motions to tick off a box. Critically, it is the City's planners and the Councilors at this Community Council meeting that are the stewards of our City. Sadly, we have already seen the results of what is potentially coming from Yonge and Eglinton. The decisions you make on this application and others are consequential. They will shape our city for the next 75-100 years. What kind of city do we want to leave our children and grandchildren. It is, we would argue, that serious.

As such we would respectfully urge you to reject this application and send it back for reconsideration.

Paul Cravit AVRA Member - Principal Emeritus CS&P Architects B. Arch, M. Arch UD, FRAIC