



The voice  
of our  
community

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June 23, 2025.

VIA EMAIL: [councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca)

Toronto City Councillors  
Attention: Sylwia Przedziecki

TE23.2: 1251-1311 Yonge Street: Official Plan and Zoning By-Law Amendments

This letter is to repeat and emphasize Deer Park Residents Group's (DPRG) objection to this massive intensification of this site on the edge of our community. Please see our earlier letter dated June 5, 2025 as well. DPRG supports and agrees with all the detailed content of the letter dated June 21, 2025 submitted by our neighbouring community group, Summerhill Residents Association.

This application is one of several recent applications that have been approved in this section of Yonge St from the CPR tracks north to Delisle Ave. Most have been approved at 45 to 50 floors, and this application is another similar application which we are totally opposed to. Only five years ago, City Planning would have agreed with our opinion and would have flatly rejected this application, based on their past sound urban planning principles which they used to adhere to. These principles used to enforce angular plane setbacks which provided reasonable sun and daylight requirements on sidewalks to maintain pleasant pedestrian environments. City Planning has abandoned these excellent principles as well as shadow restrictions on public parks and single family homes. This proposed development casts enormous long shadows on both these spaces from the tall twin towers.

In summary, both towers are too tall, with too much density, and are completely out of context with all of the existing surrounding area. This proposal and all the other extreme density approvals in our area will aggravate the overcapacity situation that already exists on the Yonge subway line. This is the wrong location for adding extreme density and this application, with all the others, will denigrate the quality of our community.

Yours sincerely,  
Cynthia Crysler  
Deer Park Residents Group



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CC: Summerhill Residents Association, Councillor Matlow