



June 29, 2025

Mr. John D. Elvidge, City Clerk, Toronto City Hall
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Canada

RegistrarCCO@toronto.ca

Sir:

Re: 2674-2704 Yonge Street & 19 Alexandra Boulevard
Planning Application Number: 25 120999 NNY 08 OZ

This letter is on behalf of the **Uptown Yonge Neighbourhood Alliance (UYNA)***.

This submission will be limited to the size and massing of the development. Issues regarding the consequential traffic and parking congestion are being addressed by our colleagues at **Blythwood Road Heritage Conservation District**.

At the outset UYNA states that we very much favour development in the neighbourhood and believe that development should in keeping with the long-established character of the area. And for the record, UYNA does not oppose the purpose of the proposed site in this application.

Our ask, however, is that Council defers the process in this application to allow more community engagement and input with the developer.

The Application was filed on April 4, 2025 and will go before Council on July 3, 2025 (90 days). Among other things, UYNA submits that there has been insufficient community consultation. UYNA submits that in the short period between filing and Council consideration, many residents in Ward 15 (neighbourhood on the east side of Yonge) were unaware of the application. Furthermore, given that at this time of year many

residents are focused on the end of the school year, summer vacation and travel etc., consideration of the application should be put over to September or October 2025.

Height and density

The proposed building exceeds the height that the parcel is currently zoned to permit. The Midrise Performance Standard considered the urgency of intensification in key areas of the city and recommended that zoning be considered to increase existing limits to be equal to the R.O.W. Exceeding that is beyond the realm of even the intensified vision of the city.

Until 2020, the zoning height for a building at this site was 27m. in 2021 a developer was granted approval to increase the height to 31m. The instant application seeks approval of an additional increase in height to 50m; a 60% increase above the 2021 approval and an 85% in height to the pre-2021 zoning.

The existing zoning also bylaw calls for a maximum density of 3.0 FSI but the density of the proposed structure is 6.79 – 8.57 FSI for a total of 237 residential units.

During the Community Consultation, the applicant's representative suggested that such height and density "is reasonable for Yonge Street." UYNA does not share his proposition as it concerns this site for several reasons:

- 1) The stretch of Yonge Street north of Sherwood and Briar Hill Avenues Alexander Muir Memorial Gardens is of a different character from the Yonge and Eglinton intersection- a fact which is reflected in the lower permitted heights and densities in the existing bylaw.
- 2) The area of Yonge from Sherwood and Briar Hill Avenues to Alexander Muir Park and ravine is a neighbourhood and possessive of character neither "typical" of Yonge Street nor "reasonable" for such height and density. The residential neighbourhood immediately across Yonge Street on Blythwood Road is a designated Heritage Conservation District.
- 3) In respect of the neighbourhood, Yonge Street is, *de facto*, a part of the locality. The low-rise residential neighbourhoods on both the east and west sides of Yonge share remarkably comparable characteristics, community, and commonality.
- 4) At Alexandra and Yonge or Blythwood and Yonge, Yonge Street is neither severable nor distinguishable from the neighbourhood; it is a part of it. If

anything, the blocks north of Alexandra/Blythwood intersection function primarily as residential *transition zone* between the retail strip south of Alexandra/Blythwood to the green space of Alexander Muir Memorial Gardens and the Lawrence Park Ravine. Significant intensification is not suitable for this area.

- 5) The proposed site is not located within a transit hub. The nearest subway stations are at Eglinton, over a kilometre south and Lawrence, only metres under a kilometre north.

Development change

UYNA understands that Toronto is in an era of “development change” but this is no justification for intruding into the neighbourhood with such a massive structure incongruous for the site and inappropriate and inconsistent with the immediate area’s character.

The City has a long-established practice that development in Mixed Use Areas adjacent to Neighbourhoods needs to

- be compatible with those neighbourhoods;
- provide a gradual transition of scale and density through the stepping down of buildings towards and setbacks from those neighbourhoods;
- maintain adequate light and privacy for residents in those Neighbourhoods; and
- attenuate resulting parking and traffic impacts on adjacent neighbourhood streets to not significantly diminish the residential amenity of those neighbourhoods.

Rear Angular Plane - Adjacent Neighbourhood

It is UYNA’s position that any rationale for applying the performance standard for shallow rather than deep lots of angular plane is unsatisfactory. The excess height, in combination with a non-compliance for a 45-degree angular plane starting at the rear property line, severely impacts on the houses to the west on Alexandra and east across Yonge Street and on Blythwood Road. The proposed building does not comply with all standards of angular plane to ensure that the adjacent property owners’ privacy and enjoyment of their back yards is respected.

Alexandra Blvd & Public Realm

The 6-storey residential building directly across from the site on Alexandra, facing the development site steps back after the 2nd storey, at roughly 7m. By comparison, the proposal offered at 2674 -2704 Yonge is a huge, incompatible wall. The proposal also has no setback from Alexandra while on the north side of Alexandra the 6-storey residential building is set back significantly deeper and the adjacent homes on Alexandra are set back substantially farther.

The site abuts low-rise residential neighbourhoods. The first step back floor needs to be lower and the set back a better match to the neighbourhood. The proposal profoundly alters the neighbourhood feel at Alexandra and Yonge, looming over a local road lined with two-storey homes. A monolithic façade, punctuated only by the doors of the at-grade residential units, does not constitute a suitable amount of articulation for a street such as Alexandra Boulevard which is primarily comprised of two-storey, single detached homes well stepped back from the sidewalk.

Snider Parkette Frontage & Public Realm

UYNA submits the proposal is unacceptable for the following reasons:

- 1) There are no step backs on the south side. It makes no sense to have a straight wall adjacent to a small local parkette. It defeats the purpose of having livable green space.
- 2) The Snider Parkette has undergone considerable rehabilitation recently. Its facilities are enjoyed by increasing numbers of children and adults from the area. Anecdotally, Blythwood Road and vicinity are undergoing a changeover, and many younger families have moved into the area. Families regularly take advantage of spending time in the Snider Parkette.
- 3) UYNA understands that the developer has proposed a 200 square foot increase to enlarge the Snider Parkette, but UYNA submits that 20x10 hardly offsets that mammoth size of the development. This is a serious issue for UYNA. We favour developments that enhance the livability of our neighbourhood, not that detract from it.

Yonge Street Frontage & Public Realm

For the same reasons articulated above, the proposed height and massing of the building would result in an uncomfortable scale for pedestrians along Yonge Street, Alexandra Boulevard and Snider Parkette especially since all the buildings along this stretch of Yonge Street rise between 2-7 storeys, not 13 storeys.

Shadows

The consequences of shadowing impact a neighbourhood significantly. Following the Community Consultation meeting, UYNA heard from several residents residing on the east side of Yonge Street and on Blythwood Road expressing anxiety and serious alarm that the extent of the shadowing the building will create in the site's vicinity.

Shadowing projections have been produced with this proposal. These are dated roughly between the vernal and autumnal equinoxes. There are no shadowing approximations that a building of this height will create in the late fall and winter months when the sun is dramatically lower in the sky. Also, there are no estimates how the shadowing will affect the growth of vegetation, including flowering gardens, in immediate vicinity either east or west on Alexandra or Blythwood Road in the neighbourhood.

Water Pressure and Stormwater Run-off

Many residents in the immediate vicinity on the east side of Yonge Street are concerned with the additional burden on the existing infrastructure the proposed building would create. Water pressure in the area already undergoes considerable downward fluctuations. Residents are worried that a development of the magnitude proposed would reduce water pressure to neighbourhood homes. There is no certainty the city infrastructure could support this density without adversely affecting the existing development in the area. UYNA is further concerned that the proposed development could potentially contribute to unacceptable levels of stormwater run-off onto adjacent properties.

Conclusion

The Community Consultation and consequential submissions filed concerning the proposal establish that a consistent set of concerns exist about the footprint and envelope of the proposed building. The site is too small to accommodate this development in the neighbourhood. The design needs a change to suit the site. The application carries with it an enormous change to the neighbourhood.

We wish to reiterate that UYNA supports development that aligns with the character and livability of the neighbourhood. The UYNA submits that the proposal requires a re-think to have more regard for the residents who live alongside and in the immediate vicinity of this site and demonstrate a compatibility with the neighbourhood.

Our ask is that Council reduces the pace of the process in this application and based on the foregoing, defers the application to September or October to permit time for more community engagement.

Sincerely,

Peter Suchanek,
Uptown Yonge Neighbourhood Alliance (UYNA)

cc

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* UYNA is a not-for-profit residents' association formed in 2012. UYNA established representative and party status before the OMB, reference Municipal File No.: 13 123068 NNY 25 OZ; OMB Case No.: PL141372 & OMB Case Name: 1655584 Ontario Limited ("Alaska") v. Toronto (City). UYNA's catchment area is in Ward 15 on the east side of Yonge to Mount Pleasant and from Sherwood Avenue in the south to the Alexander Muir Park in the north.