



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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1 July 2025

Matthew Green
Toronto City Hall
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Dear Members of North York Community Council:

NY25.6 2674-2704 Yonge Street and 19 Alexandra Boulevard

North York Community Council Meeting, 3 July 2025

The Lytton Park Residents' Organization (LPRO) is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

This development proposal is within LPRO's area. Over the past few years, LPRO has been involved in several Ontario Land Tribunal mediations and hearings. We are not opposed to development and certainly would welcome much-needed seniors' housing, but we do want to have responsible development that is appropriate to the site.

As it stands for the 2674-2704 Yonge Street proposal, we have three major concerns.

HEIGHT. The height and massing is not appropriate for this mid-block area that is approximately 1 kilometre away from a subway station, and that has infrequent erratic bus service. With mechanical, the building is 56.4 meters (185 feet) high, much higher compared with recent nearby developments (built and approved) that are in the 30-metre (98-foot) range. A building of this height and mass would set a major precedent for the midtown zoned area of Yonge, leading to an eventual "canyon effect" that both neighbours and businesses in the area want to avoid for this part of Yonge Street. It presents a vision for Yonge Street that is far from existing guidelines. Such a height casts shadows across a number of the neighbourhood homes as well as across Yonge Street and far down Blythwood Ave for many hours of the day.

Two Storeys for Rental Replacement Units. The height of the proposed building could be reduced by at least two storeys if the City and the developer could find appropriate replacement units elsewhere in the neighbourhood for the 31 rental units in the existing rental apartment that will be demolished.

PEDESTRIAN AND NEIGHBOURHOOD EXPERIENCE. The proposal has no retail or service presence on Yonge Street which is a major high-street continuum. As proposed, the building greets pedestrians with nearly a block of opaque windows at ground level. Trees, space, and landscaping are also important to residents and to pedestrians. Expanding the pedestrian realm around the building with sidewalks, trees, benches and proper setbacks adds to the liveability of the neighbourhood. This, however, does not nullify the overwhelming height of the building as seen from the ground level.

INTRUSION INTO THE NEIGHBOURHOOD. A residentially-zoned neighbourhood home at 19 Alexandra is incorporated into the site plan. The proposal needs to soften the impact on the low-rise immediate neighbourhood with lower height, appropriate set-backs and appropriate step-backs.

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<https://lyttonparkro.ca/>

Our understanding is that Amica has had the building designed “from the inside out” in order to accommodate the needs of servicing a senior population through different stages, from independent living to times when more care is needed, necessitating higher floor heights for each storey and consequently, a taller-than-normal 13-storey building. We do not object to this per se, but the size and scope of such a building is outside of appropriate development for this particular site.

This proposal should be scaled down to be more in keeping with midrise guidelines.

Sincerely,

Maureen Kapral

President, Lytton Park Residents’ Organization

c: Members of North York Community Council

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