

Summerhill Residents Association

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19 February 2025

VIA EMAIL: teycc@toronto.ca

Toronto and East York Community Council, Attention: Cathrine Regan

1212-1220 Yonge Street: Proposed Zoning By-Law Amendment

Dear Chair Moise and Councillors:

While always supporting reasonable housing proposals, based on a detailed review of the latest supporting documents on the AIC-website, the Board of Directors of the *Summerhill Residents Association* ("SRA") wishes to express its opposition to the development proposal in its present form, for the following reasons:

1. The SRA has been instrumental in developing the adopted public policies of the *Yonge-St. Clair Secondary Plan*. Accordingly, it prefers adherence to these area-specific policies but recognizes that some modification/refinements may reasonably be warranted considering recent public policy updates.
2. The proposed increases of 59% in height from 22 floors (2022) to 35 floors (2024) and of 51% in density from 9.9 FSI to 14.9 FSI, in our view, are excessive moves directly at odds both with the existing and planned physical context and with the evolving statutory planning framework, specifically regarding development on *Avenues* and transition to adjacent *Neighbourhoods* (see Attachments).
3. The *Avenue Segment Review Study* ("ASRS") submitted in support of this application is based on the lower building height and density. And, yet, it shows that the more modest development intensity would already generate in this Avenue Segment 2,225 additional residential units and a non-residential GFA of 10,914 square metres which translates into a population of 4,450 and an employment of 364.
4. A population of 4,450 and employment of 364 added to the Summerhill PMTSA - with a size of 60.3 ha and an existing population of 4,875 and employment of 2,583 in 2016 - would result in a density of 204 PPJ/ha and with the population/employment growth since 2016 added far exceeds the prescribed density target. An updated ASRS with incremental development at similar form scale, and intensity at 151% would overwhelm the TTC Line1 capacity already dysfunctional in morning rush-hours at this location.
5. Provincial policies in the *Planning Act* and in the 2024 *Provincial Planning Statement* call for the orderly development of safe and healthy communities, the promotion of built form that encourages a sense of place, the optimization, not maximization, of the use of infrastructure and public facilities, and the implementation through local Official Plan policies approved by the Minister.
6. The SRA is also concerned about the potential spillover of construction staging activities onto Shaftesbury Avenue given the substandard street allowance on Alcorn Avenue. The City needs to ensure that the site itself provides sufficient space for the required movements of heavy construction vehicles.

Accordingly, the SRA, respectfully, recommends that this Staff Report be deferred for further consideration and public consultation which has not yet occurred regarding the intensified 2024 proposal.

Yours sincerely

Summerhill Residents Association



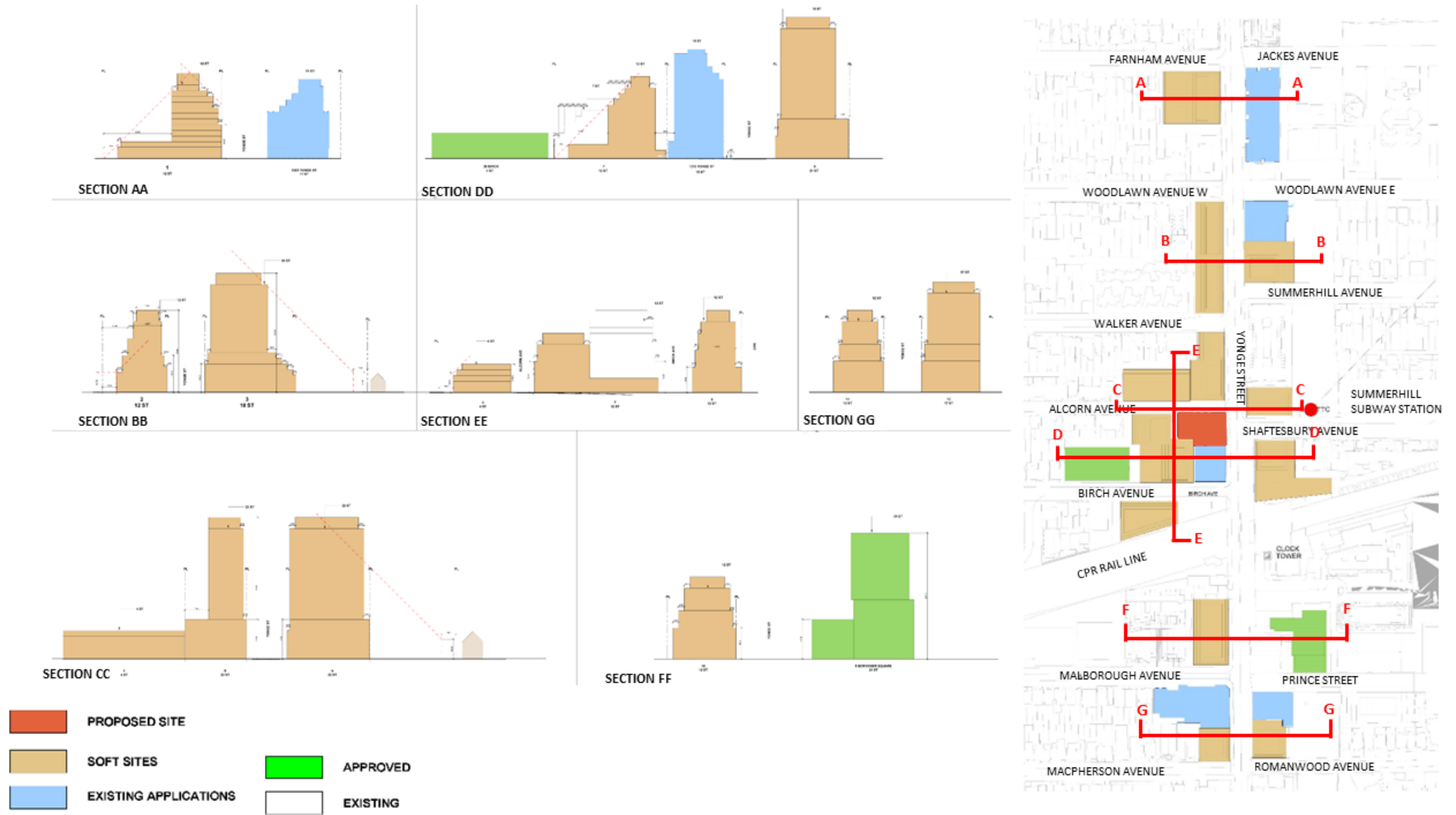
Debbie Briggs
President

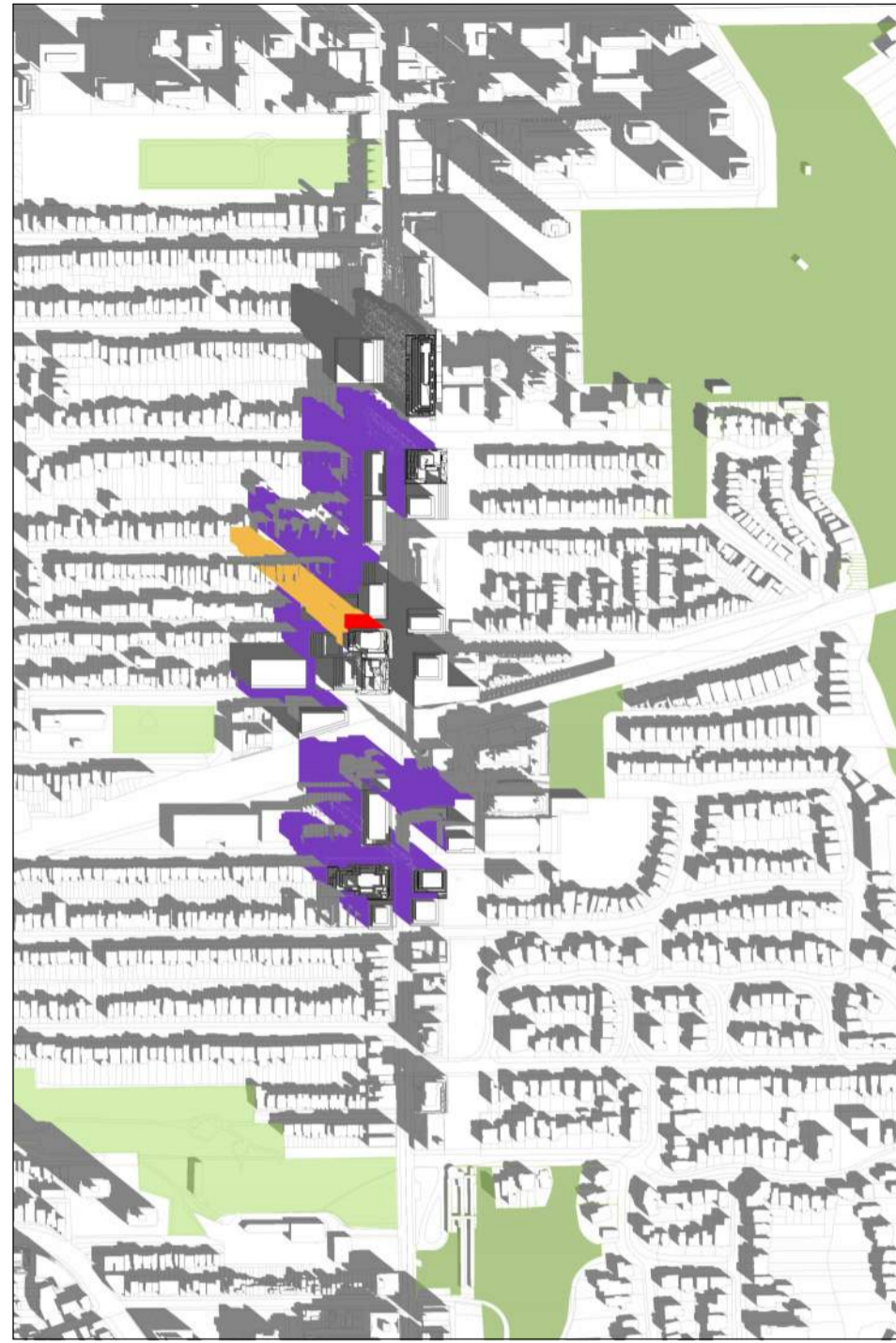
Copies: Councillor Dianne Saxe, Councillor Josh Matlow, Omar Tamir, David Driedger

Figure 7: Avenue Segment Study – Development Scenario



Figure 20: Cross Sections





9:18 am



10:18 am



11:18 am



12:18 pm



1:18 pm



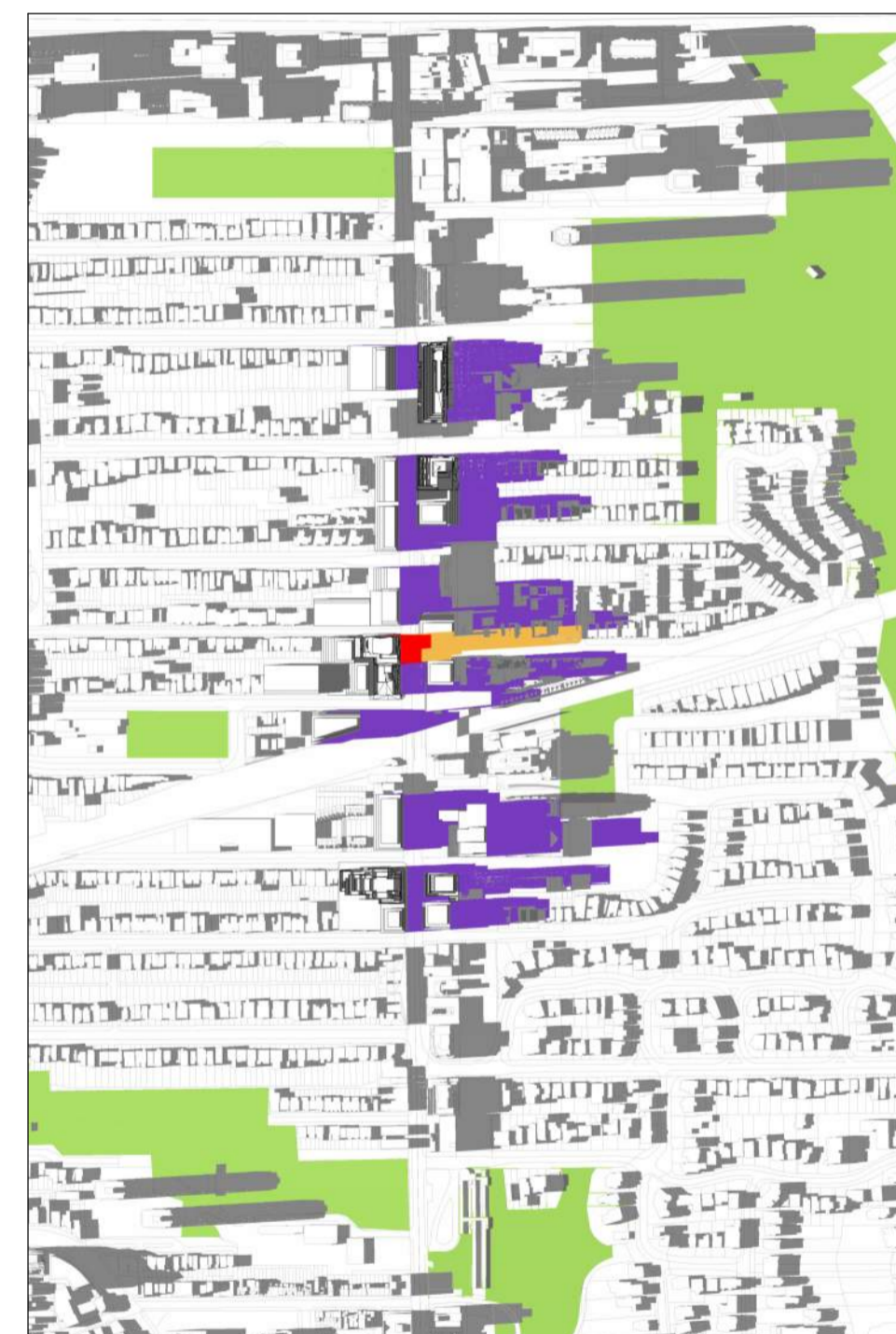
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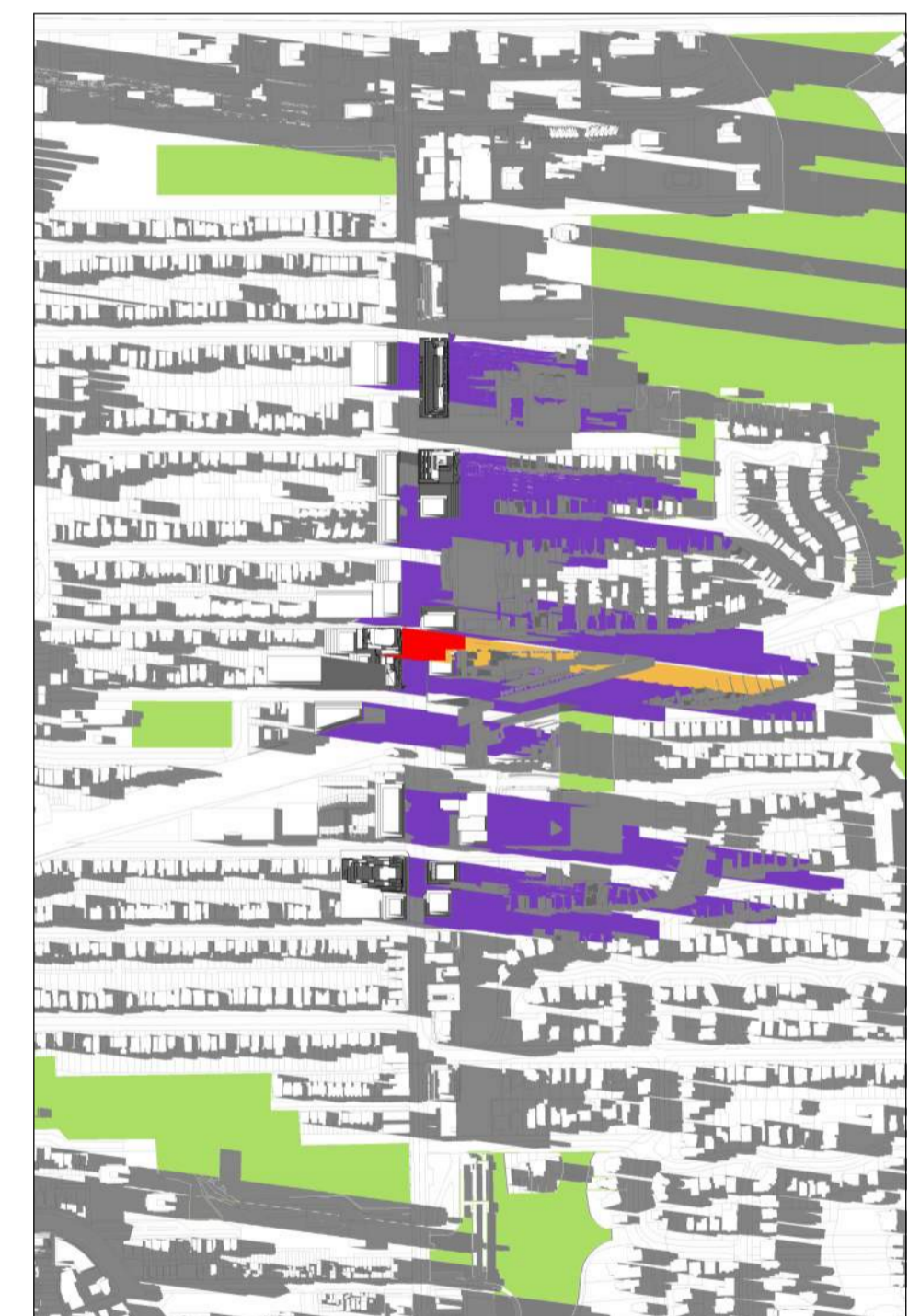
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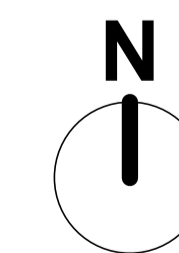


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- PARKS
- PROPOSED AND FUTURE DEVELOPMENT SHADOWS
- PROPOSED SHADOW
- EXISTING SHADOW



SEPTEMBER 21- BLOCK SHADOW STUDY

SCALE 1:8000

SHADOW STUDIES SEPTEMBER 21ST