



The voice
of our
community

February 19, 2025

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Cathrine Regan

RE: TE20.9 1212-1220 Yonge Street – Zoning Bylaw Amendment Application – Decision Report - Approval

This application is for a 35 storey condo building with retail at grade. It is a revision of the 2022 application for a 22 storey building. Revisions also include greater setbacks at the Yonge Street frontage to allow for tree planting and to respect the frontage of the adjacent historic building at 1196-1210 Yonge. This project has a higher proportion of larger units suitable for families compared to the recent 50 storey applications closer to the Yonge St Clair intersection.

Our submission focuses on the issues we see with the new application.

Lack of consultation

The only community consultation for this application was in 2022 when the proposal was for 22 storeys. Height was raised as an issue even then. Now the application is for 35 storeys, which is an increase of 59%, a fundamental change, especially in the context of the area. This lack of consultation on the new application is deeply troubling.

There are a number of issues, noted below, where we have significant concerns and neither the developer nor the City have provided sufficient information on them.

Excessive height and density

The Deer Park Residents Group continues to be concerned about the heights and building forms in recent development applications. We understand the very challenging current legislative environment for opposition to the kind of considered planning of the past.

The application is excessive for this location for the following reasons.

1. The 1196-1210 Yonge application was approved by the OLT at 31 storeys. To support this height, the application included public benefits - the retention of the historic façade and inclusion of rental units in recognition of the long

standing rental units on the site. The 1212 -1220 application has a greater height but only the addition of street trees as a public benefit.

2. The site is adjacent to the Cottingham low density residential area. A 35 storey building is not acceptable next door. Applications for towers on Yonge and on St. Clair are adjacent to areas designated Apartment Neighbourhoods or to the St. Michael's Cemetery.
3. The site is designated in Mixed Use Area C in the Yonge St. Clair Secondary Plan, the lowest density category permitted for Mixed Use Areas in the Plan. Yonge and St. Clair are designated Mixed Use Areas A and B where higher densities are permitted.
4. While the site is in the Summerhill PTMSA area, the Yonge St. Clair PMTSA has both a subway station with both streetcar and bus connections which Summerhill does not.

A 35 storey building at this location is too high, just as 50 storeys is too high for the Deer Park sections of Yonge and St. Clair. Arguably, this site is much less able to accommodate the height. We note that excessive requested height increases are reported to be in order to protect land value. This strains credibility given the developer is seeking approval for a development far exceeding the permitted density which should have been part of its pricing; in addition, surely there is no obligation on the City to protect land values? Property value is known to increase and decrease and it is unreasonable for a City to attempt to protect land values.

Excessive wind on sidewalks and upper terraces

Despite "favourable" wind studies, we know that tall buildings create excessive and unacceptable wind conditions at grade - and we know the more tall towers in an area, the worse this wind impact will be. (We look forward to the Yonge and St. Clair wind study which will help us understand conditions on the ground in that area.) We know podiums help mitigate excessive wind and the City's Tall Building Guidelines require them. But the podium setback on the Alcorn façade is only 2.9m to the building face, not to the balcony. The tower setback on Yonge is slightly more. The podium setbacks should be greater. We are seriously concerned that wind conditions will not be acceptable at street level as well as on the upper level terraces.

Lack of Alcorn traffic capacity

The width of Alcorn is non-conforming (unusually narrow) street that cannot sustain the traffic it already has. The street already has issues in its role as the entrance to the Cottingham neighbourhood and to 2 elementary/nursery schools less than a block away which contribute to heavy pedestrian traffic on Alcorn.

While the parking to be provided for the project is only 52 spaces for 270 units (which may be too low to meet the need of residents, visitors and service vehicles), the project will also generate drop off traffic as well as traffic for deliveries. But the proposal does not provide an on site layby and Alcorn is too narrow to provide a lane for this purpose. We have serious concerns that the increase in traffic cannot be accommodated on this narrow street. We also note that construction will have to take a lane on Yonge.

School capacity

This application has over 200 “family” sized units. We are seriously concerned that neither the Cottingham School nor other schools in the area can accommodate additional students. With all the proposed developments in the area, shifting school capacity is a significant issue. The school capacity issue should be addressed prior to any approval.

Given the issues raised in this letter, the Deer Park Residents Group requests that further consultations be undertaken on the revised application to address the issues raised in this letter and a further report be submitted with appropriate changes.

Respectfully submitted,

Cathie Macdonald
President, Deer Park Residents Group.

c.c. Councillor Matlow