



The voice
of our
community

April 2, 2025

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

RE: TE21.15 1212-1220 Yonge Street – Zoning Bylaw Amendment Application – Decision Report - Approval

This revised application, deferred at the March TEYCC meeting due to the lack of public consultation, is for a 35 storey condo building with retail at grade, a substantial increase to the previous 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 is different than recent other applications as it does not include primarily one bedroom units. It is at the corner of Alcorn Ave., a very narrow street, that limits site planning options.

Two meetings were subsequently held with residents, one with Councillor Matlow and Councillor Saxe, planning staff and the second also with the applicant.

This submission focuses on the issues we see with the new application, discussed at these recent meetings.

Excessive height and density

The Deer Park Residents Group continues to be concerned about the heights and building forms we see in the many recent development applications for our area. We understand the very challenging current legislative environment that does not provide for the considered planning approach of the past. A 35 storey building at this location is too high, just as 50 storeys is too high for the northern Deer Park sections of Yonge and St. Clair.

1. This site is small to accommodate the additional tall tower height. The tower is pushed north to provide an acceptable tower separation distance to the tower in the OLT approved application to the south. The north face has balconies attached. The effect is a high wall abutting narrow Alcorn Avenue, impacting wind conditions there.
2. We have been told that applications in our area are made 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 not reasonable for a City to attempt to protect land values.

3. The adjacent 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.
4. We do not understand why there appears to be no limit to the density that can be permitted for a PTMSA area. Why is 35 storeys proposed for approval for this small site? The Summerhill PTMSA is not like the St. Clair PTMSA with a subway station that has both streetcar and bus connections.

Excessive wind on sidewalks and upper terraces

Despite “favourable” wind studies, we know that tall buildings create excessive and unacceptable wind conditions at grade. We are seriously concerned that wind conditions will not be acceptable at street level as well as on the upper level terraces. We have learned that fewer tall towers in an area, the worse wind conditions will be. 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, and balconies intrude into setback. The setback should be greater. We are pleased that work is underway to support improvements to wind conditions for Yonge and St, Clair through implementation of the microclimate study for streets under the Urban Design Group implementation program for projects resulting from January report, PH18.14 - Thermal Comfort Guidelines.

Lack of Alcorn traffic capacity

The width of Alcorn is non-conforming (unusually narrow) street that cannot sustain the road traffic it already has as the entrance to the Cottingham neighbourhood and schools less than a block away. There is also heavy pedestrian traffic on narrow 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 for resident and their visitors and for deliveries. But the proposal does not provide an on site layby and Alcorn as it is too narrow to provide an extra stopping lane for this purpose, or for construction. The garbage collection space and visitor parking space in the basement cannot be acceptable options.

Following the two meetings held since that last TEYCC meeting, we therefore recommend that:

1. Public benefits be provided for this application.
2. Traffic issues on Alcorn be addressed including:
 - a. provision for short term parking location options for drop offs and service visits etc. including the option of a layby on Alcorn;
 - b. development of a plan to better manage of the offset Alcorn/Shaftsbury intersection with Yonge to improve pedestrian safety, such as with skiplines and ensuring better sightlines, in

consultation with a neighbourhood advisory group of Councillors Matlow and Saxe, the Summerhill Residents Association and Deer Park Residents Group: and

- c. development of a snow removal plan be developed in consultation with the residents associations above to increase safety of pedestrian and vehicle movements at the Alcorn/Shafsbury intersection.
2. The site plan review stage to include consideration of additional wind mitigation measures, plans for a layby or alternative measure to accommodate drop offs etc., a construction management plan, and that representatives of the Deer Park Residents Group and Summerhill Residents Association be consulted this process.

Respectfully submitted,

Cathie Macdonald
President, Deer Park Residents Group

c.c. Councillor Matlow, Councillor Saxe