

July 7, 2025

Toronto and East York Community Council (TEYCC)
c/o City Clerk's Office
Toronto City Hall
100 Queen Street West, 2nd Floor
Toronto, ON M5H 2N2

Dear Chair Moise and Members of the Toronto and East York Community Council,

**Re: Support and Recommendations for TE24.5 126 - 130 Avenue Road
The Zoning Bylaw Amendment Application Decision Report**

We are writing on behalf of the **ABC Residents Association (ABCRA)** and the **Greater Yorkville Residents Association (GYRA)**.

ABCRA is a volunteer organization dedicated to improving the quality of life in our neighbourhood by actively engaging with local municipal issues. Our association represents residents of the Yorkville / Ramsden Park community in Toronto, which stretches from Yonge Street in the west to Avenue Road, and from Bloor Street in the north to the CPR tracks.

The Greater Yorkville Residents' Association (GYRA) represents 51 condominium and high-end rental buildings, and their well over 10,000 residents within the area bounded by Avenue Rd., Yonge St., Charles St. and Ramsden Park Rd/Pears Ave. GYRA provides a centralized voice for its member residents to ensure that issues impacting their quality of life, security and prosperity are effectively positioned with our local municipal representatives, developers, and businesses.

ABCRA and GYRA have reviewed the proposed development at 126 - 130 Avenue Road and the related reports submitted to the July 8, 2025, TEYCC meeting, including:

1. **TE 24.5** The Zoning Bylaw Amendment Application Decision Report of the Acting Director, Community Planning, Toronto and East York District.
2. **TE 24.6** The Rental Housing Demolition Applications Decision Report from the Director of Strategic Initiatives, Policy and Analysis.
3. **TE 24.7** the Demolition and New Construction on Designated Heritage Properties under Part V, Section 42 of the Ontario Heritage Act from the Senior Manager, Heritage Planning, Urban Design, City Planning.

We have also engaged in multiple consultations with Councillor Dianne Saxe and the Annex Residents Association (ARA), City Planning staff, the applicant and their consultants. These discussions have resulted in several changes and significant improvements to the application that are presented to you today. Additionally, productive discussions among the Co-Chairs of ABCRA, Taheri Development Inc. and planners at WND have

resulted in a letter of undertaking from the developer which address the issues which are essential to ensure the successful execution of this development. We are appreciative of their cooperation and this commitment to the community.

After careful investigation and consultations, ABCRA and GYRA support the Zoning Bylaw Amendments Application Decision Report and any amendments recommended by City Staff and Councillor Saxe to enforce the commitments of the July 6th summary of commitments, from Sohrab Taheri, owner of Taheri Development Inc. (Letter attached)

The ABCRA and GYRA support the demolition of the "X" category buildings at 126, 128, and 130 Avenue Road, in line with Section 42(1)4 of the Ontario Heritage Act. This decision supports the construction of a new building, in compliance with the same act and as recommended by the Senior Manager of Heritage Planning, Urban Design, and City Planning Staff.

Our position is based on our decade long involvement in Avenue Road redevelopment applications and a future oriented planning perspective for Avenue Road and the Avenue-Davenport intersection, as elaborated in the Background below.

We also oppose the suggestion to relocate the facade - an idea that has surfaced among some community members for several reasons listed below. However, we welcome the developer's commitment expressed in their letter of July 7th to Members of the TEYCC, that they will explore opportunities at SPA for interpretation that commemorates the existing buildings and the site's history.

1. Extensive research has assigned an "X" rating to these buildings in the East Annex Heritage Conservation District (EAHCD) Plan, indicating they are 'noncontributing'. Their demolition facilitates much needed improvements to the public realm including the provision of safe and accessible sidewalks and will not compromise the heritage of the area.
2. Elements of these buildings have already been altered, and additional alterations would be required if the facade were relocated.
3. The new design and materials align with the (EAHCD) guidelines, providing a fitting transition to the historic homes on Bernard Avenue. The site's role as a transitional node at the edge of the EAHCD will be maintained.
4. Relocating the facade would involve significant time and development costs with little cost benefit. Furthermore, it would also contribute to a significantly increased carbon footprint, detracting from the City's and the community's sustainability goals.

In summary, our approach honours the heritage of the area while fostering a sustainable and well-planned future for the community.

BACKGROUND

For over a decade, the ABC Residents Association, and the Greater Yorkville Residents' Association, one development at a time has been dedicated to restoring Avenue Road to its important role in the City's public realm as a safe and beautiful transportation corridor. The Downtown Secondary Plan has identified Avenue Road as one of **Toronto's 12 Great Streets**, highlighting its connection to the Core Circle and its significance as a central civic boulevard, with the Queen's Park precinct to the south and Upper Canada College to the north.

Our goal for this development is to align with the City's objectives and to contribute to a long-term vision for Avenue Road. The recommended application, along with the commitment letter from Sohrab Taheri, owner of

Taheri Development Inc. is another positive step toward achieving this vision and supports the City's development goals.

We want to thank Councillor Saxe and City Planning Staff for their time and engagement regarding our community's perspective on this development.

Sincerely,

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Ian Carmichael and John Caliendo,
Co-Chairs
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Greater Yorkville Residents Association
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President

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encl: Owner's Letter Re: 126 – 130 Avenue Road Development Application