



July 7, 2025

Toronto and East York Community Council
c/o Cathrine Regan, Clerk's Department
City of Toronto
Toronto City Hall
10th Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mr. Chair and Members of Community Council:

Re: *Item TE24.19 – Decision Report*
699-707 Yonge Street, 1-17 Hayden Street and 8 Charles Street East

We are the planning consultants to Concord Adex Corp., the applicant with respect to the lands municipally known as 699-707 Yonge Street, 1-17 Hayden Street, and 8 Charles Street East, located at the southeast corner of Yonge Street and Hayden Street (the “subject site”).

On September 16, 2022, Zoning By-law Amendment and Site Plan Approval applications were submitted to permit a 64-storey mixed-use building containing 514 residential dwelling units. In support of the rezoning application, we prepared a Planning and Urban Design Rationale report dated March 2022, including a Block Context Plan which was attached as Appendix A.

We have reviewed Community Planning's Decision Report dated June 19, 2025 and disagree with the recommendation to refuse the Zoning By-law Amendment application. While staff's opinion is that the application does not conform with Site and Area Specific Policy (“SASP”) 517, we note that SASP 517 includes provisions that encourage and support a block planning approach in circumstances such as this. Pursuant to those policies, we have undertaken a block planning analysis in support of the application, which demonstrates that the proposed tall building can be appropriately accommodated on the subject site and would optimize the use of the land and infrastructure.

We believe the proposal is worthy of approval in its current form. Accordingly, we respectfully request that Community Council defer its decision and refer the application back to Community Planning staff to allow time for additional discussion regarding the block planning exercise that has been undertaken.

If you have any questions and/or comments regarding this letter, please do not hesitate to contact the undersigned.

Yours truly,

Bousfields Inc.



Peter F. Smith, B.E.S., MCIP, RPP
Partner