



**A New Civic Movement for A Better Toronto.**

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July 8, 2025

To Toronto and East York Community Council,

Re: TE24.19 - 699-707 Yonge Street, 1-17 Hayden Street, and 8 Charles Street East - Zoning By-law Amendment Application - Decision Report – Refusal

The proposed bylaw amendment to allow a 64-storey tower at 699 Yonge Street should be decisively refused on several grounds.

First, Yonge Street is already experiencing serious challenges due to unchecked densification. This development would contribute to an overwhelming shadow effect along the corridor, depriving residents and pedestrians of much-needed natural sunlight. Shadow impacts must be carefully considered in evaluating developments of this scale.

Second, the existing infrastructure—sidewalks, sewers, waste systems, and public spaces—are already under immense strain. Pedestrian congestion, overflowing public garbage bins, and deteriorating streets and pipes are all visible symptoms of overdevelopment. Adding another high-rise only compounds these pressures.

Third, 699 Yonge Street is a designated heritage property and home to the iconic Brass Rail—a long-standing adult entertainment venue with cultural significance. It has even served as an early performance space for Canadian bands like Sum 41, contributing to Toronto's musical history. These and other historic attributes must be preserved.

This proposal does not serve Yonge Street, its unique character, or the broader interests of downtown Toronto. We must stop trying to "Manhattanize" the city. This approach is not solving the housing crisis—it's accelerating urban strain and eroding the qualities that make Toronto livable.

This application should be decisively refused.

Sincerely,

--Daniel Tate