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November 26, 2025

VIA EMAIL (to teycc@toronto.ca and clerk@toronto.ca)

Attention: Catherine Regan
Toronto and East York Community Council
Toronto City Hall, 100 Queen Street West
Toronto, ON, M5H 2N2

Dear Chair and Members of Toronto and East York Community Council:

**RE: 38-50 Park Road – Applications for Official Plan Amendment and
Zoning By-law Amendment – Preliminary Report
Item No. TE27.26 – Toronto and East York Community Council
Meeting on November 27, 2025**

Overland LLP represents The South Rosedale Residents Association (the “**SRRA**” or the “**Association**”) which became an incorporated entity in 1931 and is one of Canada’s longest standing resident/ratepayer groups. The SRRA is composed of approximately 900 members and plays an important role representing the interests and concerns of the Association.

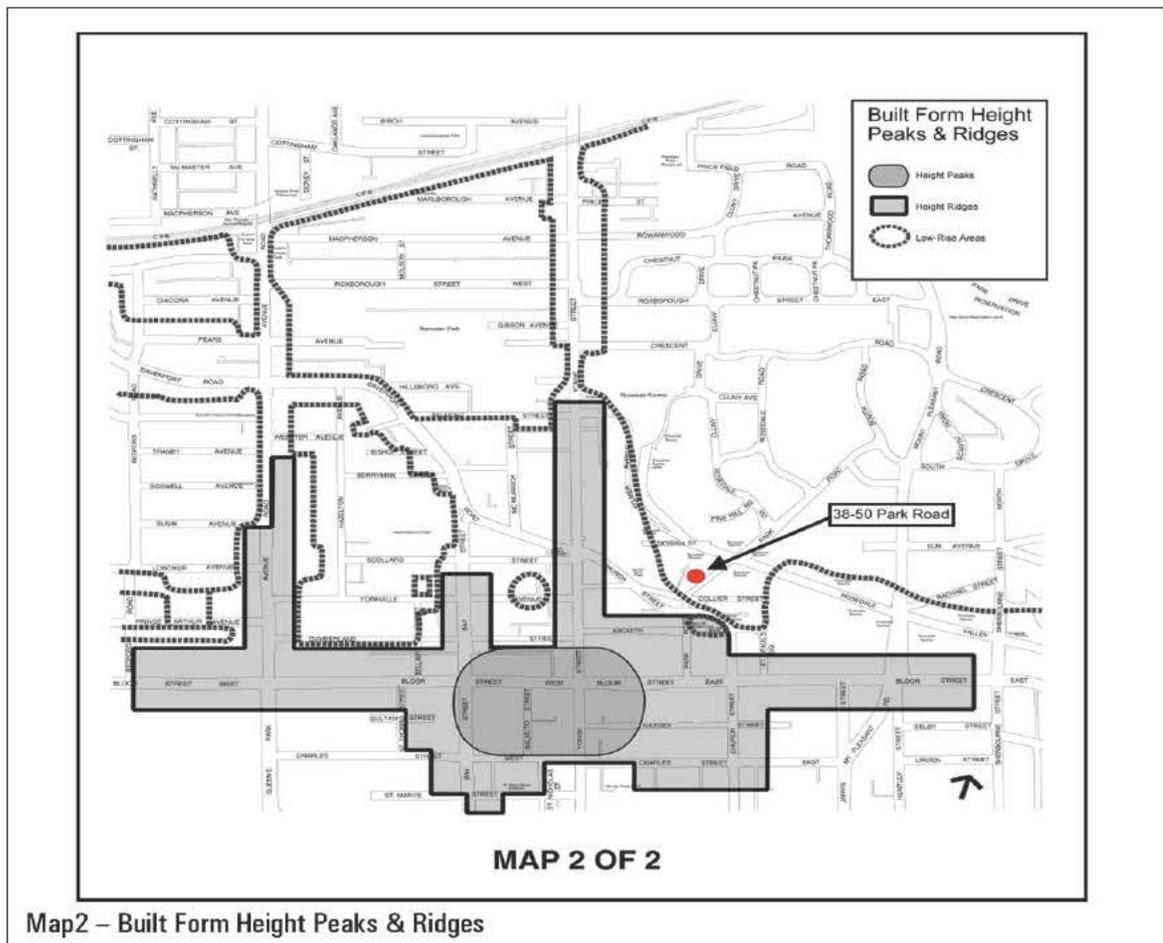
We have reviewed the Refusal Report prepared by City of Toronto Staff dated November 10, 2025 which will be considered by Toronto and East York Community Council on November 27, 2025. As set out in further detail below, the SRRA shares many of the concerns that have been raised in the Refusal Report regarding the merits of the proposed redevelopment.

The subject site is currently occupied by a 3-storey triplex at 38 Park Road (containing 1 existing rental unit), an 8-storey apartment building at 40 Park Road (containing 39 existing rental units), and a 2-storey office building at 50 Park Road which is designated under Part IV of the *Ontario Heritage Act* and is located within the South Rosedale Heritage Conservation District. The property is designated “Neighbourhoods” in the City of Toronto Official Plan and zoned “Residential” in Toronto Zoning By-law 569-2013.

The property is subject to Site and Area Specific Policy 211 under Chapter 7 of the Official Plan, which generally applies to the Bloor-Yorkville/North Midtown Area – bounded by Avenue Road, Bloor Street, Sherbourne Street, Rosedale Valley Road, Yonge Street, and the CP Rail line. The property is located within the Asquith-Collier Neighbourhood.

SASP 211 requires development near the Asquith-Collier Neighbourhood to be designed with sufficient setbacks and transitions in scale, through means such as angular planes and step-downs in height, to adequately limit: shadow, wind, and privacy impacts upon nearby residences and the public realm. The policy further provides that mixed-use development near the *Neighbourhood* will be designed to adequately limit negative impacts on nearby residences with respect to, among other matters, noise, traffic, odours, intrusive illumination, and the location and visibility of access/service areas.

With respect to new developments within *Mixed Use Areas*, SASP 211 provides that “*Building heights will step down from the Bloor/Yonge intersection within the Mixed Use Area in descending ridges of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church Streets shown as ‘Height Ridges’ on Map 2. Height and density permissions generally diminish the further one gets from Bloor Street. These height ridges provide a transition in scale from the ‘Height Peak’ at Yonge/Bloor and will be developed at a lesser height and physical scale than the Bloor/Yonge Height Peak, and in a form compatible with adjacent areas.*” A copy of Map 2 is provided below:



The subject site is not within a designated “Height Peak” or “Height Ridge” in SASP 211 and is directly adjacent to low-rise residential areas and the Rosedale Valley Ravine. The site is also located to the south of two public parks (Lawren Harris Park and Hazeldean Park), both of which are located within the City’s “Ravine and Natural Feature Protection” lands and an area regulated by the Toronto and Region Conservation Authority (TRCA). Lawren Harris Park is located within a “Natural Heritage System” on Map 9 of the Official Plan. As noted in the Refusal Report, the TRCA is also recommending refusal of the applications on the basis that the Applicant has not established the long-term stable top of slope for the portion of the site that slopes downhill into Rosedale Valley.

In terms of tower setbacks and separation distances, the new tower would be set back 5.5 metres to the south, 0.0 metres to the west, 16.3 metres to the north, and 0.55 metres from the proposed east property line. For context, it is important to note that the 0.55 metre east setback and 5.5 metre south setback are both oriented towards existing 3-storey buildings. In its current form, the proposal fails to provide an appropriate transition to nearby *Neighbourhoods*, parks and open space areas, and therefore has not been designed in a manner that is compatible with adjacent areas.

The SRRA also has concerns regarding the impact the proposed development would have on traffic and operations on Park Road which is currently a single-lane road. The width of Park Road adjacent to the site is significantly less than the planned right-of-way width of 20 metres that is anticipated under the Official Plan, and the Applicant is not proposing to dedicate the required road widening as part of this redevelopment.

Based on the preliminary concerns raised above, we support the recommendation of City Staff that the Applications be refused by City Council at the meeting scheduled to commence on December 16, 2025.

We hereby request notice of any decision by City Council or any committee of Council in respect of this matter. If you have any questions regarding this correspondence, please contact the undersigned and Rowan Barron (at rbarron@overlandllp.ca).

Yours truly,
Overland LLP



Per: (Michael Cara
Partner

cc. Client