

Summerhill Residents Association

<https://summerhillresidentsassociation.ca/>
summerhillresidentsassociation@gmail.com

March 27, 2026

Email: teycc@toronto.ca

Toronto and East York Community Council
Attention: Cathrine Regan
Toronto City Hall
100 Queen Street West
Toronto Ontario M5H 2N2

Item TE31.8: 1233 Yonge Street and 9 Woodlawn Avenue East

Dear Councillors:

The *Summerhill Residents Association* (“SRA”) had been an active participant in the planning process that led to the cornerstone policies of the Secondary Plan and had engaged with three different developers about proposals for this site since 2006. The SRA is seriously concerned about a tower with a height of 47 floors and a density of 24.0 - immediately adjacent to our neighbourhood - without any transition in scale. According to information on page 10 of the Attachment, such configuration and extreme density is without precedent anywhere outside of Toronto.

The SRA always supports reasonable intensification and went on record endorsing the 2021 mid-rise proposal for a 13-storey building at a density of 5.88. The applicant’s planning and urban design consultant offered then a cogent professional endorsement: *“It is our opinion that the proposal is an architecturally distinct building that will enhance and improve the pedestrian environment along both Yonge Street and Woodlawn Avenue East. Accordingly, this Planning and Urban Design Rationale concludes that the proposed development is appropriate and desirable, and the requested Official Plan and Zoning By-law Amendments should be approved.”* The same consultant now suddenly claims: *“As set out in our May 2023 and September 2024 Planning Addendum letters, we continue to be of the opinion that the subject site is an appropriate location for residential intensification and can accommodate a tall building.”* This complete reversal of the planning opinion remains unexplained and, frankly, is inexplicable in the context of adopted public policy.

Many members and directors of the SRA attended the 2023 Community Consultation Meeting and on 23 October 2023, the SRA Board of Directors had an opportunity to meet with the applicant’s representatives privately. Based on these briefings and a careful review of the revised supporting documents, the SRA concludes that this latest version is propelled by significant planning flaws:

1. In our private meeting, the applicant falsely suggested that a relevant precedent was One Deslisle Avenue. One Deslisle is within *Mixed Use Areas A & B (not C)* and the height peak area of the Secondary Plan; the density is 12.2 or about half of the proposed 24.0; the predominant adjacent land use designation is *Apartment Neighbourhood* (not *Neighbourhood*); the number of 383 units is close to half of the 730 proposed at 1233 Yonge; and, the parking ratio of 1 space per 1.9 units is materially different from the 1 space per 42.9 units here.
2. This development does not fit harmoniously into the existing and planned context. It is not in conformity with the Official Plan policies on transition in scale to lower scale *Neighbourhoods* and the public realm. It fails to apply angular planes, stepping height limits, setbacks and

stepbacks of building mass, and separation distances to balance growth with the impacts of intensification in a way that is both repeatable and predictable in its Impacts. (OP Policy 2.3.1.3 - Healthy Neighbourhoods; Policy 3.1.3 – Built Form; Policy 4.5.2. c – Mixed Use Areas)

3. The development proposal fails to conform to the *Yonge-St. Clair Secondary Plan* which requires “... buildings will achieve a harmonious relationship to their built form context through building height, massing, setback, stepbacks, roof line and profile, architectural expression and vehicle access and loading. This applies to the entire Secondary Plan area, and, in particular, to new development within or adjacent to Neighbourhoods.” (SP Policy 3.2)
4. The applicant claimed in 2023 that a response to *Site and Area Specific Policy 720* of Official Plan Amendment 570 regarding *Protected Major Transit Station Areas* led to the proposed seven-fold increase in intensity. A redevelopment of 1233 Yonge Street at a density of 24.0 is not required to achieve either the provincial density target of 200 people and jobs per hectare or the more recent provincial PMTSA mandate of 8.0 within 200 m of transit stations, designed to meet and exceed the Provincial growth projections.
5. The TTC-property to the east is on a long-term lease to 7 Jackes Avenue as a rezoning condition. The intrusive relationship created by 1233 Yonge with a tower setback of only 6.0 m does not permit the required height transition within its own site and will freeze the redevelopment potential should the City decide to develop it for another land use. (OP Policy 3.1.3.5-8).
6. The proposed 17 parking spaces for 730 units represent a parking ratio of 1 space per 42.9 units. In 2021, the same transportation consultant recommended for the smaller building with only 110 units a total of 99 parking spaces or a ratio of 1 space per 1.1 units. The only rationale offered for this massive reversal are recent changes to Toronto’s Zoning By-law. No empirical evidence on the actual parking demand has been presented, considering that the real demand remains hidden since the majority of Toronto’s condos have been purchased by investors interested mainly in low acquisition costs - not by individual homebuyers with real parking needs.

The SRA Board of Directors has reviewed and endorsed the attached letter from one of our members, who is a professional planner, that explains our serious objections in greater detail.

The SRA submits that this proposal fails to conform to the Official Plan policies for Avenues, Healthy Neighbourhoods, and Built Form, breaches the development principles stipulated in the *Yonge-St. Clair Secondary Plan*, and ignores the *Tall Building Design Guidelines* (see page 9 of the Attachment for a full list). No global precedents of residential towers with densities of 24.0 next to low-rise neighbourhoods have been referenced by planning staff. The application should be refused until substantial Official Plan conformity has been established and precedents identified.

Yours sincerely,

Summerhill Residents Association



Deborah Briggs
President

Copies:

Mayor Olivia Chow and Members of City Council
Jason Thorne, Chief Planner and Executive Director
Oren Tamir, Interim Executive Director, Development Review
David Driedger, Acting Director, Community Planning, Toronto and East York District
Chris Pereira, Planner

ATTACHMENT

MATTHIAS SCHLAEPFER

24 March 2026

VIA EMAIL: teycc@toronto.ca

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

TE31.8: 1233 Yonge Street and 9 Woodlawn Avenue East
Official Plan and Zoning By-Law Amendment Application

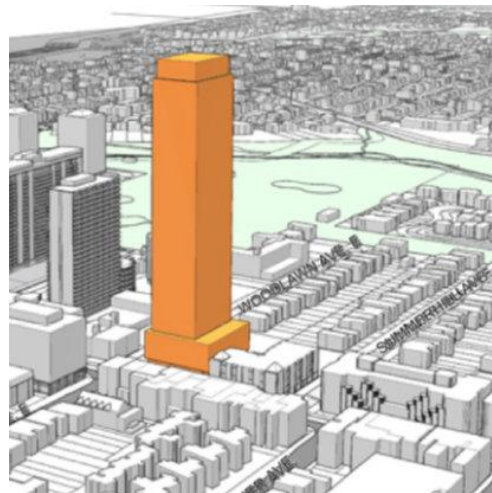
Dear Chair Moise and Councillors:

A residential tower next to a low-rise neighbourhood with an extreme density of FSI 24.0 is without precedents. Anywhere – outside Toronto. Given the absence of any rational planning validity claims offered by planning staff or applicant for a 24-storey tower at FSI 24.0, I urge you to recommend refusal for the following reasons:

1. The Provincial *Protected Major Transit Station Area* (PMTSA) policies do not call for such an excessive residential density or height at this location.
2. The proposal is not in conformity with multiple key Toronto Official Plan policies.
3. The proposal is not in conformity with multiple policies of the *Yonge St. Clair Secondary Plan* and the *City-initiated Yonge-St. Clair Planning Framework*.
4. The proposal ignores the *Tall Building Design Guidelines* (“TBDG”) which advance the vision, objectives, and policies of the Official Plan.
5. The application lacks support from independent professionals advocating on behalf of the public interest instead of the applicant.



2021 Proposal



2025 Proposal

1. The Provincial *Protected Major Transit Station Area* (PMTSA) policies do not call for such an extreme residential density and height

The Province mandates a minimum density of FSI 8.0 and height of 30 floors (for larger sites, unlike here, allowing two towers) within 200 m of a major transit station

MSc ETH Arch, SIA, MRAIC, MCIP, RPP (Life.)

██████████
██████████
██████████
██████████

MATTHIAS SCHLAEPFER

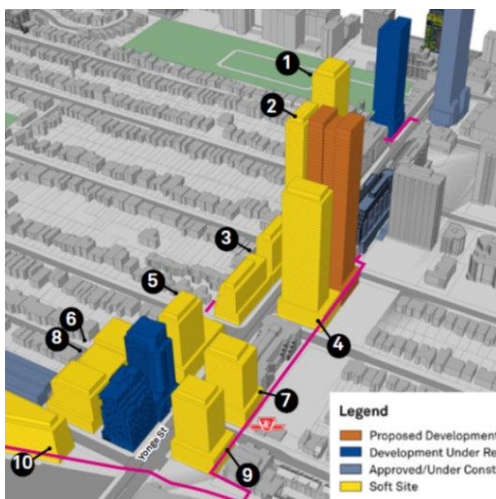
to reach the projected growth. The City's 2022 land needs assessment showed that sufficient appropriately designated land existed to exceed the growth targets without density acrobatics. The Staff Report claims: *"The proposed density is appropriate given the planned context along this portion of Yonge Street, and is similar to other recent approvals."* This opinion lacks references to good planning practices outside of Toronto, to the contradictory results of the Avenue Segment Study, or to the many Line 1 subway capacity issues identified in TTC and Metrolinx reports. Instead, it relies on *"recent approvals"* which are guided by political considerations.

2. The development proposal is not in conformity with multiple key Toronto Official Plan policies

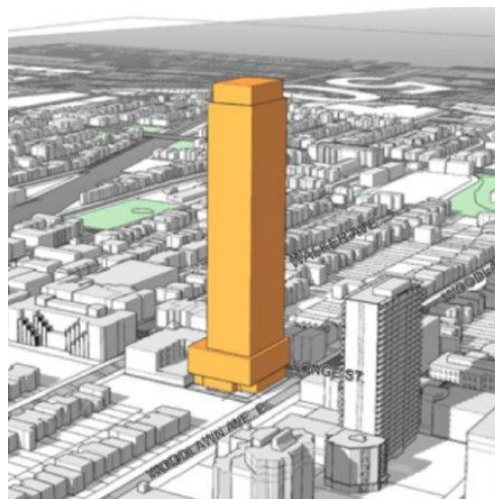
Both the Staff Report and the Public Meeting Notice falsely claim that the Official Plan Amendment is only required for the increase in height. Dismissing adopted public policy as non-existent is a thinly veiled attempt to circumvent Section 24 of the Planning Act which prohibits adopting any Zoning By-law not in OP-conformity.

OP Policy 2.2.3.4 (Avenues): *"Development in Mixed Use Areas on Avenues, prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the Avenue. In addition to the policies of the Plan for Mixed Use Areas, proponents of such proposals will also address the larger context and examine the implications for the segment of the Avenue in which the proposed development is located. This review will: a) include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances; b) consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent Neighbourhoods"*

The applicant's *Avenue Segment Study* illustrates the future development of ten soft sites between Farnham and Birch with an average density of FSI 9.9 and an average height of 24.9 floors. The urban design consultant, evidently, recognized that it would be absurd to intensify the remaining soft sites with comparable locational characteristics in similar form, scale and intensity with a density of FSI 24.0 and a height of 47 floors, as called for by the Official Plan. Hence, the applicant's own study demonstrates that a density of FSI 10.0 and a height of 25 floors may, perhaps, represent a reasonable planning proposition



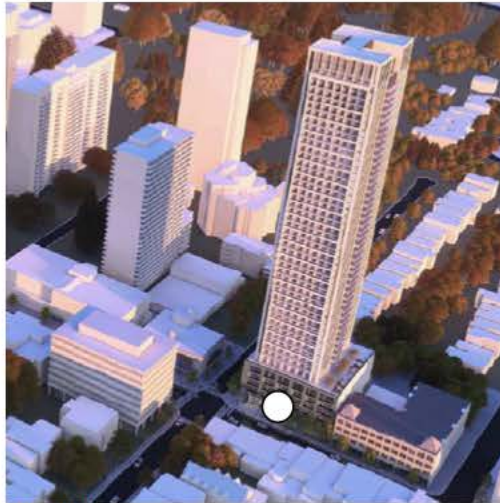
2024 Avenue Segment Study



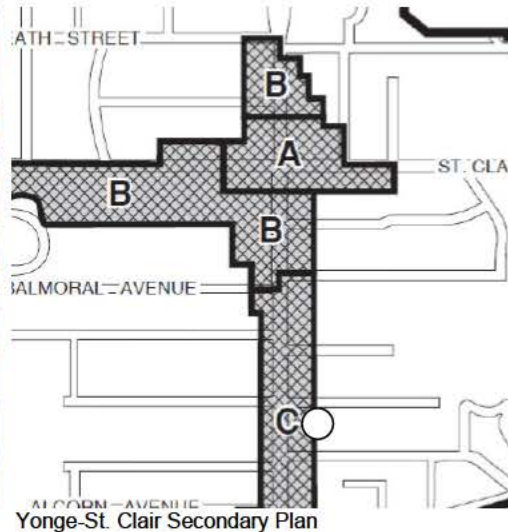
2025 Proposal

MATTHIAS SCHLAEPFER

OP Policy 2.3.1.3 (Healthy Neighbourhoods): “Developments in Mixed Use Areas, Regeneration Areas and Apartment Neighbourhoods that are adjacent or close to Neighbourhoods will: a) be compatible with those Neighbourhoods; b) provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those Neighbourhoods; c) maintain adequate light and privacy for residents in those Neighbourhoods ...”



Mixed Use Area 'C'



Yonge-St. Clair Secondary Plan

The applicant continues to maintain that planned towers in Mixed-Use Areas A and B are valid precedents, ignoring the materially different land use context, with 1233 Yonge in Mixed Use Area 'C', dwarfing the adjacent low-scale Neighbourhoods to the east and west, as opposed to relating to towers in Apartment Neighbourhoods.

OP Policy 3.1.3.5-8 (Built Form): “5. Development will be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm by: a) providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context; and b) stepping back building mass and reducing building footprints above the streetwall height. 6. Development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm. 7. Transition in scale will be provided within the development site(s) and measured from shared and adjacent property line(s).”

OP Policy 4.5.2 (Mixed Use Areas): “In Mixed Use Areas development will: a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community; ...; c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods; d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes....”

MATTHIAS SCHLAEPFER

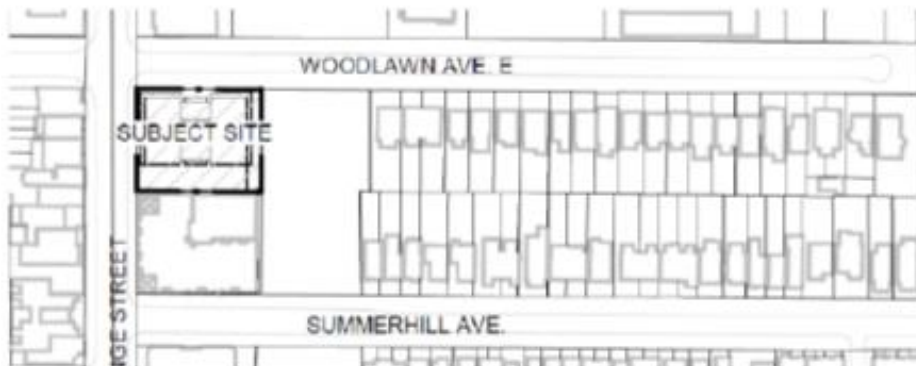
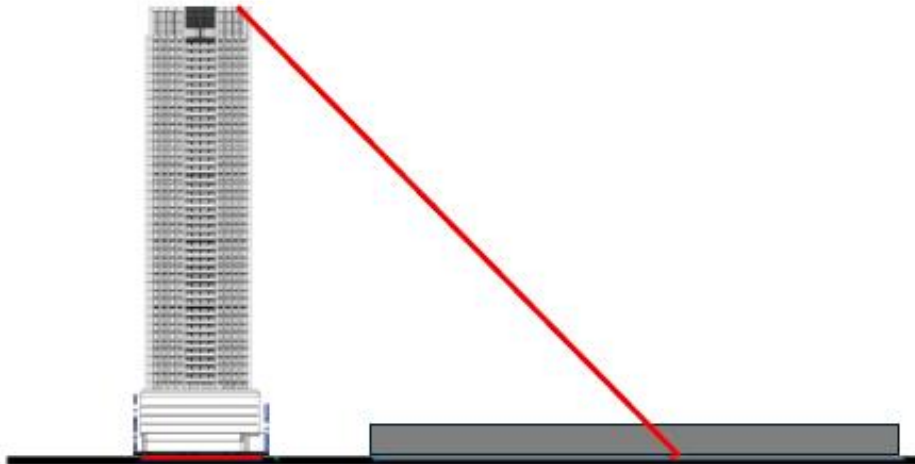


Harmonious Street Context?



Sun-Shade Study – East Side

OP Policy 4.5.2 (Mixed Use Areas): “In Mixed Use Areas development will: ... c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods; d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes....”



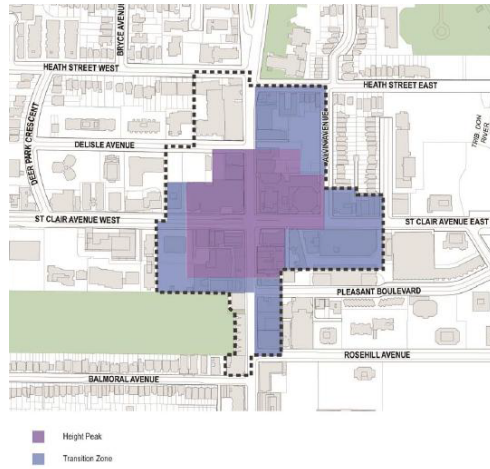
45 ° Angular Plane between Tower and low-scale Neighbourhood

MATTHIAS SCHLAEPFER

3. The development proposal is not in conformity with multiple policies of the Yonge St. Clair Secondary Plan and the City-initiated Planning Framework:

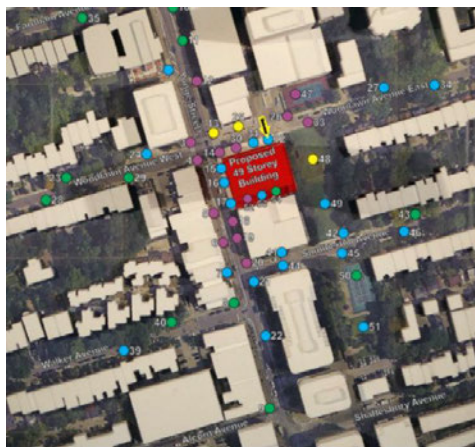
Secondary Plan Policy 2.1 (Urban Structure): “The urban structure elements of the Secondary Plan consist of: e) lower density and scale “main street type” development extending from the node north and south along Yonge Street.”

Planning Framework Policy 2 (Goals): “The Goals of the Planning Framework are to: iii) Appropriately transition tall building heights from a Height Peak around the Yonge St. Clair intersection downward to lower-scaled areas.”



Precedents adjacent to Apartment Neighbourhoods? City-initiated Planning Framework: Height Peak Areas

Secondary Plan Policy 3.2 (Built Form and Public Amenity): “New development should be designed in accordance with policies set out in the Official Plan and the following principles: a) ... b) buildings will achieve a harmonious relationship to their built form context through building height, massing, setback, stepbacks, roof line and profile, architectural expression and vehicle access and loading. This applies to the entire Secondary Plan area, and, in particular, to new development within or adjacent to Neighbourhoods.”



Uncomfortable Wind Conditions



Sun-Shade Study West Side

MATTHIAS SCHLAEPFER

John Bousfield, the founder of *Bousfields Inc.*, testified at the OMB-hearing for 33 Jackes on the transition to the Summerhill area: *“The development should effect a degradation between the density and height of development from high density to low density, from the top of the embankment to the bottom of the embankment.”* Bousfield (with whom I worked prior to his own firm) would be stunned by the planning concepts promoted in the Planning Rationale Report by the firm carrying his name.

Secondary Plan Policy 5.1 (Mixed Use Areas): *“In addition to development criteria of the Official Plan, development in Mixed Use Areas in Yonge St. Clair will meet the following objectives: d) provide animated, landscaped and comfortable publicly accessible spaces on properties fronting on Yonge Street and St. Clair Avenue; e) create a visual impression of Yonge Street and St. Clair Avenue as comfortable and spacious, not crowded and cramped, through the location and massing of building; f) integrate development well, with adjacent Neighbourhoods by ensuring appropriate transitions in building height and separation distances.”*

Secondary Plan Policy 5.4 (Mixed Use Areas): *“On the flanking streets of properties with frontage on Yonge Street within Mixed Use Areas ‘B’ and ‘C’ shown on Map 6-3, new development will be stepped back from the flanking street so as to minimize visual impacts of the new development when viewed from adjacent Neighbourhoods. By-laws will be passed to regulate the height, siting and massing of new development to achieve this policy.”*

Secondary Plan Policy 5.7 c(i) (Mixed Use Areas): The planning consultant falsely claims: *“We note that the Secondary Plan provides direction on transition to adjacent house form buildings. (Policy 5.7(c)(i)), however it does not require transition within Character Areas.”* This policy says: *“... new development will provide massing transition on buildings adjacent to house-form buildings, stepping the mass from the height limit to the height of the adjacent building.”*

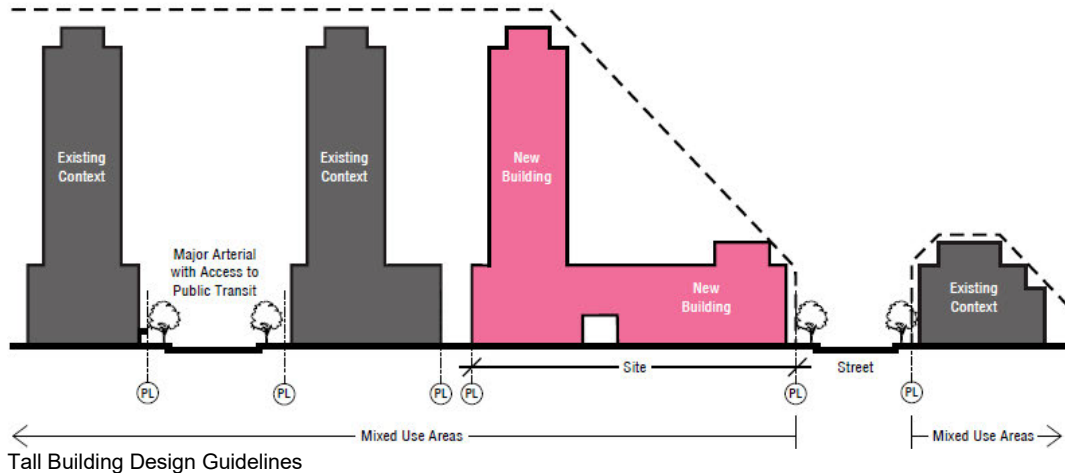
Secondary Plan Policy 5.9 (Mixed Use Areas): *“On the east side of Yonge Street, south of Rosehill Avenue to Summerhill Avenue, zoning by-law amendments may be passed to permit building heights up to 21 metres provided that the building complies with the policies for Mixed Use Areas ‘B’ and ‘C’ in the Yonge-St. Clair Secondary Plan Area. Taller building elements will be set back even further than specified in Section 5.7 (b) (iv) on lots which are not adjacent to low scale house form buildings.”*

4. The development proposal ignores the **Tall Building Design Guidelines** (“TBDG”) advancing the vision, objectives, and policies of the Official Plan.

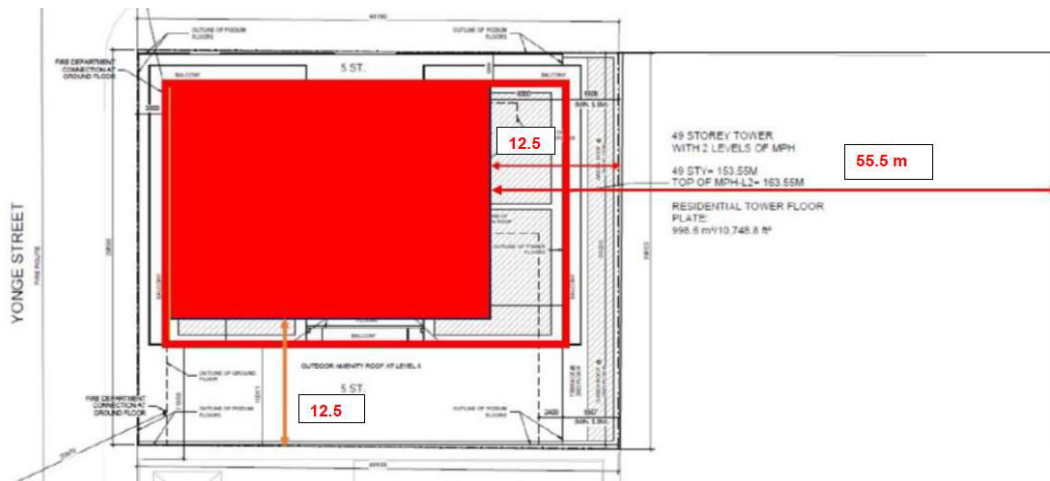
TBDG Section 1.3.a.: *“Apply angular planes, minimum horizontal separation distances, and other building envelope controls (such as stepping height limits, building setbacks and stepbacks), to transition from tall buildings down to lower-scale buildings and to maintain access to sunlight and sky view for surrounding streets, parks, public or private open space, and neighbouring properties.”* Rationale: *“Unless otherwise specified ... a 45 degree angular plane, measured from the relevant property line(s), is typically used to provide transition in scale from growth areas/tall building developments down to lower scale areas, such as stable residential Neighbourhoods.”*

TBDG Section 3.2.1: *“Limit the tower floor plate to 750 square metres or less per floor, including all built area within the building, but excluding balconies.”*

MATTHIAS SCHLAEPFER



The proposed tower floor plate is 1,007 m² or 34% greater than the maximum of 750 m² recommended by the TBDG on a tiny site of 0.19 ha. Both the Official Plan and TBDG call for the transition in scale to be accommodated on the development site itself. Increasing the minimum tower setback on the east from 6.0 m to the recommended minimum of 12.5 m and the tower setback to the south from the proposed 10.0 m to the recommended minimum of 12.5 m would reduce the floor plate from the proposed 1,007 m² to a more reasonable 750 m², as called for by the TBDG.



TBDG Section 3.2.3: “On small sites, apply the recommended minimum tower setbacks and setbacks to determine the resultant floor plate size and feasibility of the site dimensions to accommodate a tall building.”

The Staff Report claims: “The proposed height of 47-storeys (155 metres) will appear lower in height overall compared to the approved development at 1251-1311 Yonge Street, as a result of the elevation of the subject site being approximately 6 metres lower than the site to the north, reinforcing the decrease in building heights from the planned height peak at the intersection of Yonge Street and St. Clair Avenue.” The Yonge-St. Clair Secondary Plan calls for the node in Mixed Use Area ‘A’ to have both a higher density and scale. The development at 1251-1311 Yonge has a considerably lower density of FSI 16.81 compared to FSI 24.0 and yet is closer to the Yonge/St. Clair intersection and also adjacent to an Apartment Neighbourhood.

MATTHIAS SCHLAEPFER



Surrounding Urban Fabric



Harmonious Transition to *Neighbourhood*?

5. The submission lacks support from independent professionals advocating on behalf of the public interest rather than the applicant.

According to the OPPI Professional Practice Standards, “a planner must strive to provide full, clear and accurate information on planning issues” and “in applying independent professional judgment cannot be an advocate of any position other than his or her professional opinion.”

Planning: In December 2021, the planning consultant offered the professional opinion regarding a 13-storey mid-rise building with 110 residential units: “... *that the proposal represents good planning and urban design.*” Only 17 months later, in May 2023, the consultant suddenly found that a 49-storey tower with a seven-fold increase in the number of units from 110 to 764 and a quadrupling of the FSI density from 5.88 to 24.58: “... *continues to be appropriate from the perspectives of land use policy, built form and urban design.*” This miraculous shift of opinion lacked any rational justification. It and the 2025 Addendum Letter are silent on the absence of any precedents, at least outside of Toronto, for a residential density at FSI 24.0 adjacent to low-scale neighbourhoods.

Urban Design: The May 2023 Urban Design Brief by the urban design consultant concluded that the then proposed 49-storey tower “*is appropriate given the existing and planned mixed built form context in the surrounding area.*” The 2025 Addendum Letter confirms that from “*an urban design perspective, the Proposed Development reflects the City’s comments and tall building requirements in a contextually appropriate building.*” This opinion is not supported by references to the urban design principles of the Secondary Plan, the impacts of the incremental development of the entire Avenue Segment at a similar form, scale, and intensity on this Avenue segment and any adverse impacts on adjacent *Neighbourhoods*, or even of the TBDG regarding floor plate size, setbacks, angular planes or separation distances.

Transportation The transportation consultant recommended in October 2021 99 parking spaces for 110 units, or a ratio of 1 space per 1.1 units. Now - without any empirical evidence on the actual parking demand to ensure an adequate supply of parking for residents and visitors – the consultant suddenly recommends only 17 parking spaces for 730 units or a ratio of 1 parking space per 42.9 units. This flip-flop in professional opinion was solely guided by changes to the parking standards in the Zoning By-law – not by any insights into real parking needs.

CONCLUSIONS AND RECOMMENDATION

The Staff Report fails to address individually the following prescribed factors of the statutory planning framework not met by the development proposal:

1. It is inappropriate from the perspective of *“the orderly development of safe and healthy communities,”* as called for by the *Planning Act*.
2. Its built form is at odds with *“the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant,”* as called for by the *Planning Act*.
3. It seeks to maximize, not optimize, the use of the local infrastructure when the *Provincial Planning Statement 2024* (“PPS 2024”) calls for *“land use patterns within settlement areas should be based on densities and a mix of land uses which: ... optimize existing and planned infrastructure and public service facilities.”*
4. It seeks excessive densities that are global outliers for which neither planning staff nor the applicant can offer any precedents when the PPS 2024 calls for *“planning authorities to ... identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas.”*
5. It seeks an intensification with a density of FSI 24.0 that is triple the density of FSI 8.0 prescribed by the Provincial PMTSA policy required to meet the Provincial growth targets for sites within 200 m of a major transit station area.
6. It seeks an excessive height of 47 floors when the Provincial PMTSA policy calls for a building height of 30 floors for larger sites where two towers can be accommodated – which is not the case here.
7. It is not in conformity with the Official Plan policies on *Avenues* which require an Avenue Segment Review Study to demonstrate that the intensification of the entire Avenue segment *“at a similar form, scale and intensity”* would not *“adversely impact any adjacent Neighbourhood,”* when the study concluded that the remaining ten soft sites could only be developed at an average density of FSI 9.9 and an average building height of 24.9 floors.
8. It is not in conformity with the Official Plan policies on *Built Form* that require the transition in scale to be provided within the development site itself and measured from shared and adjacent property lines.
9. It is not in conformity with the Official Plan policies for *Mixed Use Areas* that require new buildings to provide a transition between areas of different intensity and scale through massing, providing appropriate setbacks and/or stepping down of heights, towards lower scale *Neighbourhoods*.
10. It is not in conformity with the *Yonge-St. Clair Secondary Plan* land use policies for *Mixed Use Area ‘C’* nor with the urban structure policies and height peak area boundaries of both the Secondary Plan and the *City-initiated Yonge-St. Clair Planning Framework*.
11. It is not in conformity with the *Yonge-St. Clair Secondary Plan* policies on *Mixed Use Areas* that require developments to create a visual impression of Yonge Street as comfortable and spacious, not crowded and cramped, through the location and massing of building and to integrate development well, with adjacent *Neighbourhoods* by ensuring appropriate transitions in building height and separation distances.
12. It is not in conformity with the *Yonge-St. Clair Secondary Plan* built form policies that require new developments adjacent to *Neighbourhoods* to achieve a harmonious relationship to their built form context through building height, massing, setback, stepbacks, roof line and profile.
13. It ignores the TBDG on floor plate size, minimum setbacks, and transition in scale.

MATTHIAS SCHLAEPFER

A residential tower next to a low-scale neighbourhood with an extreme density of FSI 24.0 is without precedents. Anywhere – outside Toronto. Residential towers with higher densities do occur in some cities in special zoning districts with tall buildings - not next to low-scale neighbourhoods - using density bonus or transfers. Examples:

- **Hong Kong** with a population density of 7,500 people/km² - compared to Toronto's density of 4,428 people/km² - suffers from an extreme scarcity of land. However, 1233 Yonge would still not pass muster. In the highest density zone R1, the maximum domestic plot area ratios on Hong Kong Island are 8.0, 9.0, and 10.0, Kowloon 7.5, New Development Areas and Comprehensive Development Areas 6.5, and Tsuen Wan, Kwai Chung & Tsing Yi 6.0. (Standards issued 29 December 2025) https://www.pland.gov.hk/file/tech_doc/hkpsg/full/pdf/ch2_en.pdf
- **New York City** had until recently a maximum residential density of FAR 10.0 in the R10 zone. The recently introduced R11 and R12 density zones are designed to increase housing affordability – still representing only half of the proposed density of 24.0. Prominent super-tall towers include: *217 W 57th Street (Central Park Tower)* through acquisition of air-rights of the Art Students League building; *111 W 57th Street (Steinway Tower)* through air-rights acquisition from historic Steinway Hall; or, *262 Fifth Avenue*, a 54-storey ultra-slender tower, enabled by "as-of-right" development through air rights purchases from adjacent properties. <https://www.nyc.gov/assets/planning/downloads/pdf/our-work/plans/citywide/city-of-yes-housing-opportunity/housing-opportunity-guide-illustrated.pdf>
- **London** uses a density matrix for planning guidance that considers location within the city, size of units, and access to public transit. The highest category is 215-405 units per hectare in the Central Area, with the smallest number of habitable rooms per unit, and with the highest level of transit accessibility. In comparison, 1233 Yonge Street, with 730 units squeezed on 0.19 hectares, proposes a density of 3,842 u/ha – or ten times the highest London density standard. <https://www.businessldn.co.uk/sites/default/files/documents/2018-05/Guiding-Light-Unlocking-Londons-Residential-Density.pdf>
- **Chicago** approved recently 350 N. Morgan in the Fulton Market area with an FAR 8.1 that tested the limits of density outside the central Loop and Lakeshore East, areas populated by towers – not low-scale neighbourhoods - where higher densities are reached through bonuses. Examples: Aqua Tower 18.0, St. Regis 20.0, 340 on the Park 16.0, One Chicago 18.0, Wolf Point East 14.0, and 400 Lake Shore 18.0

I recommend, respectfully, that City Council refuse this highly inappropriate application until substantial conformity with the statutory planning framework has been achieved.

Yours sincerely,



Matthias Schlaepfer
MRAIC, MCIP, RPP (Lifetime)

Copies:

Mayor Olivia Chow and Members of City Council
Paul Johnson, City Manager
Jag Sharma, Deputy City Manager, Development & Growth Services
Jason Thorne, Chief Planner and Executive Director
Oren Tamir, Interim Executive Director, Development Review
Summerhill Residents Association