



The voice
of our
community

March 20, 2026

City Hall
100 Queen Street West
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teycc@toronto.ca

To: Toronto and East York Community Council
RE: 1233 Yonge St. Meeting 31, Agenda Item TE31.8

The Deer Park Residents Group (DPRG) strongly opposes the Official Plan and Zoning By-law Amendment for a 47-storey mixed-use building at 1233 Yonge Street proposing 730 dwelling units (including only 40 replacement rental units) and 332 m² of non-residential GFA. This development is on the border between our area and the Summerhill area (at Yonge and Woodlawn) and will affect our neighbourhood and our residents directly. Our objections:

- Out of context: Incompatible with adjacent single-family homes on a very narrow side street (Woodlawn Ave E); continues a line of towers on Yonge with minimal setbacks.
- It is not clear that any serious consideration has been given to the area's infrastructure generally to support the influx of large buildings such as transit capacity, traffic flow, parking, schools, etc.
- No meaningful affordability: Apart from 40 replacement rentals, there are no affordable units; the project delivers primarily luxury units.
- Dark, windy street: Height and negligible setbacks will create a canyon effect on Yonge St, reducing sunlight and worsening wind for pedestrians.
- Excessive density: 730 units on this lot is inappropriate; the design prioritizes unit count over liveability.
- Micro-unit concern: The likely prevalence of micro-units is unsuitable for a family-oriented neighbourhood.
- Design failure: This is a massing model, not considered architecture or good urban planning.
- Process failure: With a Community Council vote in just under two weeks, no comprehensive planning report has been provided.

We urge Council to reject this application and ask the Mayor and Chief Planner to ensure a full public planning report and enforce clear design, density, and public-realm standards before permitting further tower intensification on Yonge Street.

Sincerely,
Cynthia Crysler, President DPRG
On behalf of the Deer Park Residents Group Board

CC: Her Worship Olivia Chow, Mayor, City of Toronto
Councillor Dianne Saxe, Ward 11, City of Toronto
Councillor Josh Matlow, Ward 12, City of Toronto
Chris Pereira, Planner, City of Toronto