



The voice
of our
community

April 29, 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 32, TE32.5

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.

The DPRG also emphatically agrees with the arguments and facts presented by **Matthias Schlaepfer** in his letter regarding this application submitted to Toronto and East York Community Council dated April 21 2026; specifically, that the positive planning review of this application by Development Review is **deeply flawed**, even misleading, as to a reading of planning requirements and, as such, should not be approved. We highlight, in particular, Mr. Schlaepfer's comment:



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A recent OLT-decision regarding a development in proximity of three PMTSAs noted: “No amount of massing refinements and architectural design can cure the fundamental flaw with respect to the 39-storey height of the Proposed Development, which does not conform to the City’s OP, the Downtown Plan, and the SASP 211. Although there is a broad provincial policy which is supportive of intensification, this does not confer an unfettered right to height.”

We urge council to refuse this application and instruct the City Solicitor to defend the public interest at the OLT.

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