



June 26, 2026

City Clerk,
Attention: Cathrine Regan,
Administrator, Toronto and East York Community Council,
100 Queen Street West, 2nd Floor, West Tower,
Toronto, ON, M5H 2N2

Sent by Email to: teycc@toronto.ca

Communication to members of Toronto and East York Community Council

Re: Development Proposal for 835-839 Yonge Street

I am writing to you about the development proposal for 835-839 Yonge Street in my capacity as the president of the Board of Directors of Arbour Glen Apartments Ltd, an equity coop with 113 suites and almost 200 residents. At 120 Rosedale Valley Road, Arbour Glen is situated across Aylmer Road and the TTC tracks from the Canadian Tire building and the building at 877 Yonge Street. The west-facing suites of Arbour Glen face the back of these buildings, a distance of about 100-120 meters.

We understand the need to redevelop the Canadian Tire site. We support the City of Toronto in its efforts to increase housing capacity, and we also support the objective of modernizing this site, adding housing and retail capacity, and preserving its historical value. Our hope is that the redevelopment of the site can improve the streetscape and the pedestrian experience along this section of Yonge Street. However, we do not believe that this proposed development will result in positive change. I have summarized our concerns below.

1. The height and mass of the proposed podium is overbearing and will have a negative impact on our residents and the adjacent ravine lands.

The proposed 10-story podium is of grave concern to our residents. It is massive and out of keeping with the architecture of the surrounding neighbourhood. Everything we have read about it on the City's website suggests it would be a terrible eyesore and visual barrier for the people living in Arbour Glen.

The Planning Rationale in support of the proposal indicates that the eastern boundary of the site is approximately five metres above the level of Yonge University subway line. Our building is positioned considerably lower, between 15 and 20 metres below the level of the subway line, significantly magnifying the impact of the podium on our building. A 30 metre podium building will loom at least 50 metres above the ground level of Arbour Glen.

We have 24 suites that directly face the Canadian Tire site. For these residents, a 10-storey podium adjacent to the TTC tracks means they will be looking at the back wall of a massive building impacting skyview and eliminating visual permeability.

2. Noise levels created by the location of the podium will increase the subway noise that our residents experience.

The noise and vibration study provided by the applicant does not address our concern that the massive podium or sound barriers constructed to reduce noise to the new towers might result in amplified noise from the passing subway trains, with the sound bouncing off the podium or towers and reverberating back toward Arbour Glen. We have previously asked the planner to conduct a study of the noise impact on our building. We have not received any update on such noise level impacts.

3. The height of the proposed towers will negatively impact our residents.

We are concerned about the significant reduction in Arbour Glen's access to sunlight. This impact is set out in the sun-shadow study. In particular, residents on Arbour Glen's west-facing and south-facing sides would suffer significant loss of afternoon sunlight in Spring and Autumn. Many residents maintain city gardens on their balconies. For many of our elderly residents, the balcony is their main or sole access to fresh air and sunshine. The decrease in sunlight would diminish the quality of life for these residents.

4. The project as a whole should be revised to make it more appropriate for the people who live in this area.

As currently conceived, the proposal emphasizes height, mass and excessive scale. It is architecturally undistinguished. It offers a very modest green space bordering a busy intersection. The proposed height of the two residential towers, at 41 and 49 stories, is out of keeping with the neighbourhood's urban landscape.

We acknowledge the need for some increase in the height of new residential developments. However, if the site were developed as proposed, the negative impacts for our residents, as outlined above, are significant. We are concerned

that our quality of life would be threatened by the combination of a 41-story tower, a 49-story tower, and a massive, brutish 10-story podium. If the towers were 30-35 stories, more in line with other recent buildings in the area, and the podium significantly reduced in size, we feel this would be a more appropriate scale to accomplish the objective of increasing housing capacity in our neighbourhood.

5. Options for expanding green space in the neighbourhood of the Canadian Tire project should be addressed as part of the development.

There is a risk that the Yonge Street neighbourhood will become a highrise canyon, with each developer proposing a tiny and unattractive parkette disconnected from other open spaces.

We are aware of proposals from people in the community that would create a continuous green pedestrian space on the west side of the TTC tracks, connecting Bud Sugarman Park and Harold Town Park. We have also heard proposals for creating an accessible and safe pedestrian connection from Yonge Street to Lawren Harris Park and the Rosedale Valley Ravine. We urge the City to adopt a vision for expanding significant green space connections near this section of Yonge Street to adjacent green spaces and consider these in the context of new development proposals.

6. The pedestrian environment along Yonge Street should be improved.

This section of Yonge Street needs help. It is a frequent walking route for residents of Arbour Glen and others in the neighbourhood. This is not currently a pleasant experience.

This development can improve the pedestrian experience if handled well, by increasing the width of the public realm, adding landscaping and public amenities and reducing wind tunnel impacts. However, the proposed development will further erode the experience along public realm.

Of particular concern is the impact of increased wind conditions on pedestrians and cyclists resulting from the building mass. We are aware that the materials submitted with the application include a wind study which suggests the overall wind conditions will be tolerable. However, our experience in the neighbourhood is that once tall buildings are constructed, despite the conclusions of the wind studies that are submitted, the resulting wind conditions are not tolerable for many days of the year, making it difficult and dangerous to walk and cycle. Either the studies are incorrect, or they do not address the cumulative impact of the many tall buildings located in the vicinity.

We would urge the City to commission an analysis of how to improve the pedestrian environment all along Yonge Street, including a wind analysis of the overall area to enhance walking and cycling.

We ask to be notified of the decision of the City of Toronto on the passing or refusal of the proposed Zoning By-law Amendment as well as all future communications about this project.

Yours sincerely,

Susan Burns

Susan Burns, President
The Board of Directors,
ARBOUR GLEN APARTMENTS LTD.