



July 6, 2026

Chair Chris Moise and Members
Toronto and East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Re: TE34.27 - 835-839 Yonge Street - Zoning By-law Amendment Application

Dear Chair Moise and Members of Toronto and East York Community Council,

ABCRA and GYRA are volunteer residents' associations committed to enhancing the quality of life in our neighbourhood through active participation in municipal matters. Together, we represent residents across Toronto's Yorkville and North Midtown area, generally bounded by Yonge Street to the east, Avenue Road to the west, Bloor Street to the south, and the CPR rail corridor to the north.

ABCRA and GYRA have been actively engaged throughout the review of the proposed redevelopment of the Canadian Tire site at 835-839 Yonge Street. We have met constructively with both City Planning staff and the applicant throughout the application to provide community input and discuss the evolution of the proposal, as well as having regular discussions with our Ward 11 Councillor, Dianne Saxe.

Those discussions have resulted in meaningful improvements to several aspects of the proposal since it was first presented to the community, particularly with respect to the heritage components, the public realm, and the evolution of the Privately Owned Publicly Accessible Space (POPS). We appreciate the collaborative approach taken by City Planning staff and the applicant throughout this process, and the engagement of Councillor Saxe.

However, because no updated architectural drawings have been made publicly available since 2022, the community has not had the opportunity to review or comment on the detailed design that will ultimately shape the site at this important crossroads.

Following our review of the staff report, and discussions with planning professionals retained by us, we understand that the staff report appropriately addresses the planning matters before Council as part of the rezoning application. We also understand that many of the matters of greatest interest to the surrounding community - including architectural design, landscaping, the traffic and pedestrian experience, servicing, and the detailed treatment of the POPS - will be addressed through the Site Plan Approval process.

Although these matters may fall outside the scope of the rezoning application, they remain important to our community. The detailed design of the POPS, the integration of the parking ramp with the public realm, opportunities to support a healthy mature tree canopy, and the traffic and pedestrian experience we expect will all be addressed during Site Plan Approval. As no updated architectural drawings and other such specific details have been publicly released or formalized, Site Plan Approval will be the community's formal opportunity to review many of these design details. We believe those discussions will benefit from continued community participation.

Throughout our discussions, both City Planning staff and the applicant have indicated that they support the continued participation of ABCRA and GYRA during the Site Plan Approval process. To reflect that shared understanding, ABCRA and GYRA recommend that Toronto and East York Community Council adopt the following recommendation:

Recommendation:

That Toronto and East York Community Council recommend that City Council direct the Executive Director, Development Review, to consult with representatives of ABCRA and GYRA, residents' associations representing Yorkville and North Midtown, during the review of the Site Plan Approval application for 835-839 Yonge Street, including providing opportunities to review and comment on significant revisions to the architectural, landscape, public realm, and traffic and pedestrian-related plans as the application proceeds.

We appreciate the Committee's consideration of this recommendation and look forward to continuing to contribute to the review of this important project as it moves through Site Plan Approval.

Sincerely,

The ABC Residents Association
Ian Carmichael and John Caliendo
Co-Chairs
www.abcra.ca

The Greater Yorkville Residence Association
Alan Baker
President
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