

Summerhill Residents Association

<https://summerhillresidentsassociation.ca/>
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VIA EMAIL: chris.pereira@toronto.ca

Chris Pereira, Planner, City of Toronto

1233 Yonge Street and 9 Woodlawn Avenue East: Official Plan and Zoning By-Law Amendments

Dear Mr. Pereira:

While always supporting reasonable housing proposals, based on two private developer briefings and a review of the latest supporting documents filed on the Application Information Centre website, the Board of Directors of the *Summerhill Residents Association* ("SRA") wishes to express its strong opposition to the development proposal in its present form, for the following reasons:

1. Over many years, the SRA has been instrumental in developing the area-specific public policies now carried forward in the *Yonge-St. Clair Secondary Plan*. Accordingly, the SRA prefers an approach that is sympathetic to the key adopted public policies, although it recognizes that some modifications/refinements may reasonably be warranted.
2. The proposed increases in height from 9 floors (2016) to 14 floors (2021) to 49 floors (2023) and, finally, to 52 floors (2024), in our view, are moves in the wrong direction and are directly at odds both with the existing and planned physical context and with the statutory planning framework.
3. The proposed increases in density and unit counts from 5.57 FSI (2016) and 103 units to 5.58 FSI (2021) and 110 units to 24.58 FSI (2023) and 764 units and, finally, to 25.00 FSI (2024) and 763 units are equally non-responsive to the adopted public policies regarding development on *Avenues* and transition to adjacent *Neighbourhoods*.
4. The *Avenue Segment Review Study*, for example, is supposed to assess the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, as well as its adverse impacts on adjacent *Neighbourhoods*. None of this has been done since, evidently, even the urban design consultant considered the incremental development of the entire segment at a similar form, scale, and intensity a bizarre planning proposition.
5. Provincial policies in the *Planning Act* and in the 2024 *Provincial Planning Statement* call for the orderly development of safe and healthy communities, the promotion of built form that encourages a sense of place, the optimization, not maximization, of the use of infrastructure and public facilities, and the implementation through local Official Plan policies approved by the Minister.

Accordingly, the SRA respectfully recommends that a Refusal Report be issued and that the City defends its own policies at the *Ontario Land Tribunal* in the case of an appeal by the developer.

Yours sincerely

Summerhill Residents Association



Debbie Briggs
President

Copies: Councillor Dianne Saxe, Councillor Josh Matlow, Omar Tamir, David Driedger