



Nov 25, 2020

Councillor Mike Colle (councillor_colle8@toronto.ca)
Matt Armstrong, Community Planner, City of Toronto (marmstr3@toronto.ca)

Zoning By-law Amendment Application # 20 214204 NNY 08 OZ
3180-3202 Yonge Street

We have reviewed the Rezoning Application submitted by NYX Yonge LP for 3180-3202 Yonge Street. The site is located north of Lawrence Avenue and is within the Bedford Park Residents Organization boundaries but the proposed development will also impact the lives of the residents to the west and south of the area within the Lytton Park Residents' Organization, South Armour Heights Residents' Association and the Upper Avenue Community Association boundaries. Yonge Street is significant within all of our neighbourhoods as a 'Main Street'.

We support the concerns outlined in Lytton Park Residents' Organization letter of Nov 18, 2020. From a SAHRA perspective, the major concerns are:

Height – the requested height is 46.1m, compared to the Mid-Rise Guidelines height of 27m which is 170% of the permitted height. This is a Tall Building. This is precedent setting for future developments in the Upper Yonge village area as well as the adjacent neighbourhoods to the west.

Neighbourhood Transition and Step-Backs – we agree that the transitioning to the Neighbourhood is unacceptable. Rear angular plane has been ignored – every floor intrudes. There are major intrusions facing the residential properties on Woburn. Also, rear balconies on floors 2 and 3 should not be allowed.

Angular plane from Yonge St – there are also major intrusions into the front angular plane. The step-backs facing Yonge do not respect the existing character of Yonge Street.

Setback – the minimum rear setback is only 4.5m, whereas the minimum required is 7.5m.

TD Bank problem – we see it as a future planning problem that the 2-storey premises at 3174 Yonge St (the TD Bank) is not part of this development.

Parkland and Public Realm – it appears that there are no contributions to parkland and/or public realm. This is a park deficient area and as a Main Street, public realm must be considered.

Traffic & Safety Concerns – the laneway arrangements and the proximity to high pedestrian traffic areas, including a school, create traffic and safety concerns that must be addressed.



South Armour Heights Residents' Association



Website – sahratoronto.com
Email – info@sahratoronto.com

We understand that Planning will be proceeding with their review to produce a Preliminary Report to receive approval to schedule a Community Consultation meeting but we wanted our Councillor and Planning to be aware of our concerns for the development as proposed.

Sincerely

A handwritten signature in black ink that reads 'Sheila Dunlop'.

Sheila Dunlop (Secretary)

Cc: Councillor M. Colle, Linda McCarthy
Al Rezoski (Planning)
Bedford Park Residents Organization
Lytton Park Residents' Organization
Upper Avenue Community Association
Jim Sadler, Bob Williams, Gary Langdon (SAHRA)