



LYTTON PARK RESIDENTS' ORGANIZATION INC.  
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## **Re: Revised Submission: 2400- 2440 Yonge Street**

### **Background**

In June 2017, Roselawn & Main Urban Properties Inc. (the Developer) submitted a proposal to redevelop the lands at 2400, 2430, 2440 and 2444 Yonge Street. This proposal was recommended for refusal by planning staff due to numerous issues identified. The initial proposal was subsequently refused by City Council in December 2017. In September 2019 the Developer submitted a revised proposal. The current proposal consists of 2 towers; 27 and 23 storeys connected by a 12-storey podium in addition to 6 townhouses. Overall the issues outlined in the Refusal Report have not been addressed. Some modifications have been made which are outlined below:

- Increase in number of residential units from 631 to 687
- Increase in density from a Floor Space Index of 6.34 to 6.61
- Increase in podium height from 9 storeys to 12 storeys
- Increase in tower floor plates from 788 m<sup>2</sup> and 787 m<sup>2</sup> to 844 m<sup>2</sup> and 860 m<sup>2</sup>
- Reduction in parking spaces from 438 to 280
- Proposed driveway access to Montgomery Avenue removed

### **Summary**

This resubmission fails to address the major concerns identified by planning staff in the Refusal Report and remains unsupportable. The core issue with the previous and current proposal is that it represents a significant overdevelopment of the site. The subject site is not appropriate for two tall buildings as they cannot be accommodated while conforming with the Official Plan, complying with the Tall Building Design Guidelines and without imposing unacceptable impacts on the local area. The proposal should be greatly scaled back in terms of the height, number of units, density, podium height and tower floor plate size.

### **ANALYSIS**

#### **Built Form**

In the Refusal Report, planning staff stated that the floor plates of the towers were too large. The developer has responded by further enlarging the floor plates of both towers. Neither tower conforms with policy 3.2.1 of the Tall Building Design Guidelines which states that maximum tower floor plates should be 750 m<sup>2</sup>. This policy is of importance because it is intended to preserve sunlight and sky view while limiting shadows.

Section 3.2.3 of the Tall Building Design Guidelines states that new towers must be set back a minimum of 12.5m from side and rear property lines. The initial proposal included a minimum setback of 7.1m between the south tower and south property line. This setback has been reduced to 5.2m in the revised proposal, less than half of the separation distance required in the Tall Building Guidelines.

Planning staff identified the excessive base building height in the initial proposal as a concern. Section 3.1.1 of the Tall Building Design Guidelines states that the maximum base building height shall be 24m. The developer has responded by increasing the base building height from 36m to 49m, more than double the maximum recommended height.

As the site is located 3 blocks north of the Yonge-Eglinton “Centre” designation it should transition down in height towards the north where Yonge Street is characterized by 2-3 storey buildings. The proposal disregards both the site location relative to the urban structure designation as well as the existing context of Yonge Street north of Roselawn Avenue.

### **Impacts to the Surrounding Area**

As the height and placement of the two towers have not been significantly changed, the shadow impacts have not been addressed. This includes both the shadows on Yonge Street and the adjacent low-rise neighbourhood. The Neighbourhoods to the north and west of the site would remain in the shadow of the building on March 21<sup>st</sup> and September 21<sup>st</sup> until 1:18pm. Homes on Roselawn Avenue, Duplex Avenue and Castlefield Avenue would be impacted. The opposite sidewalk on Yonge Street would be impacted by the shadow before 2:18pm, providing less than 5 hours of sunlight and failing to meet City Planning guidelines.

The proposed development does not fit underneath a 45-degree angular plane measured from the Neighbourhoods designation. As the Refusal Report notes, it may be possible to provide adequate transition through other means, however a 23-storey tower adjacent to a Neighbourhoods designation does not provide adequate transition. Official Plan Section 2.3.1 “Healthy Neighbourhoods” policy 3 states that development in Mixed Use Areas which are in close proximity to Neighbourhoods will be “compatible with those Neighbourhoods” and “provide a gradual transition in scale and density.” The development as proposed does not conform with either of these policies.

The initial proposal included the 23-storey tower partially located within the Neighbourhoods designation. This is a significant concern and at this time City Planning is continuing to assess whether this issue has been resolved through the revised application.

### **Transportation**

Despite the reduced number of parking spaces included in the revised proposal, the development would include a 267-space underground garage. This garage would only have access to Roselawn Avenue, which does not have a signalized intersection at Yonge Street. Based on the developer’s submission, this issue will be addressed when the northwest corner of

Yonge and Roselawn is redeveloped and Roselawn Avenue is aligned with Erskine Avenue at which point a traffic signal may be installed. This does not address the immediate effect of the increased traffic which will include drivers struggling to exit the block.

It is not only the traffic impact of this development that is of concern, but the compounded effect of all new development in the Yonge-Eglinton Area. The Developer's Transportation Impact Study states there is already significant queuing taking place at Yonge and Roselawn. The Study also states that this queue of cars at Yonge and Roselawn will lead to additional drivers using Duplex Avenue, Roselawn Avenue and Castlefield Avenue. Both increased traffic volumes and increased traffic infiltration onto local roads are of concern.

It is essential that the curb extension requested by the City be installed considering the growing population and increased traffic congestion at Yonge and Eglinton, the City's Vision Zero Strategy and a recent fatality that occurred at a similar intersection opposite the site. The developer has stated this is premature as the intersection may be realigned when the northwest corner is redeveloped. There are no plans to redevelop the northwest corner at this time, therefore the requested curb extension should be included in this project.

### **Conclusion**

The revised submission fails to address the concerns of planning staff, fails to conform with the Official Plan and will set an unacceptable precedent. The developer has simply resubmitted the plans which were unacceptable with additional density. In order for LPRO to support this proposal the developer will need to take the comments of planning staff, the Official Plan policies and Tall Building Guidelines into consideration and make meaningful and significant changes to the proposal. Outstanding issues include:

1. Excessive tower height
2. Excessive base building height
3. Excessive tower floor plate
4. Inadequate tower setback from the south property line
5. Clarification of whether North Tower is in a Neighbourhoods Land Use Area
6. Failure to provide 45-degree angular plane transition to adjacent Neighbourhoods
7. Failure to transition in height towards the north
8. Unacceptable shadow impacts on the adjacent Neighbourhoods
9. Unacceptable shadow impacts on Yonge Street
10. Site generated traffic concerns
11. Developer's refusal to provide curb extension at Yonge Street and Roselawn Avenue
12. Failure to provide requested parkland

## Sources

Developer Submission including background studies

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4197158&isCofASearch=false&isTlabSearch=false>

Silver, D. 2400, 2430, 2440 and 2444 Yonge Street – Official Plan and Zoning Amendment Applications – Refusal Report.

<https://www.toronto.ca/legdocs/mmis/2017/ny/bgrd/backgroundfile-108885.pdf>

Toronto City Planning. Chapters 1- 5 of the Toronto Official Plan.

[https://www.toronto.ca/wp-content/uploads/2019/06/8f06-OfficialPlanAODA\\_Compiled-3.0.pdf](https://www.toronto.ca/wp-content/uploads/2019/06/8f06-OfficialPlanAODA_Compiled-3.0.pdf)

Toronto City Planning. Tall Building Guidelines.

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>