



LYTTON PARK RESIDENTS' ORGANIZATION INC.
Box 45031, 2482 Yonge Street
Toronto, M4P 3E3

13 August 2019
by email

Dear Councillor Colle:

**Concerns re the 2500 Capital Theatre / 2500 Yonge Development Application
Application File # 18 186858 NNY 16OZ**

Please see the attached summary report outlining LPRO's issues and concerns with this application. We ask that you share this report and the concerns noted with City Planners in advance of them finalizing a report regarding the application.

Key Concerns:

The heritage conservation strategy proposed height and resulting shadow impacts are unacceptable.

- 1) Height - Preserving sunlight on Yonge Street at a height of 14 storeys requires unacceptable shadows on the future park. Therefore, a height of 14 storeys on this site is not acceptable. The height limit for this site in the council adopted "Midtown in Focus" report is 8 storeys. At 14 storeys the proposed building far exceeds this.
- 2) Heritage - Despite a small view corridor from Yonge Street, the Orange Hall will be even more hidden and surrounded by buildings than at present. There are currently four historic midtown cinemas that remain largely intact and losing all but the main façade of The Capitol is not an acceptable conservation strategy. It does not conform with the Official Plan and fails to protect heritage attributes outlined by Heritage Preservation Services.
- 3) Shadow Impacts -The Toronto City Planning Division should take into consideration the shadow impacts on the future park. Now that the TPA sale is no longer being considered, City Planning should explore designating the TPA lot as "Parks and Open Space" in the Official Plan. This would ensure it is protected by the Official Plan from the negative consequences of the development, most importantly shadow impacts.

We would appreciate if you could acknowledge receipt of this email and confirm that you share our concerns. In addition, could you please update us further after your conversation with City Planning staff.

Thank you,
Maureen Kapral
Vice-President, LPRO
lyttonparkresidentsorg@gmail.com

Attachment

c: Marian Prejel, Senior Planner, City of Toronto, marian.prejel@toronto.ca

The Lytton Park Residents' Organization ("LPRO") is an incorporated non-profit association founded in 1987 representing member households from Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

<https://lpro.wordpress.com>