



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

15 October 2019
by email, jason.brandier@toronto.ca

Jason Brander
Senior Planner, City of Toronto

Dear Jason Brander:

**2440 Yonge St Development Application
Application File # 17 190823 NNY 16 OZ**

Attached is a report from the Lytton Park Residents' Organization (LPRO) summarizing outstanding issues regarding the developer's revised submission for the lands at 2400, 2430, 2440 and 2444 Yonge Street.

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.

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. 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

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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.

Sincerely,
Maureen Kapral
Vice-President, LPRO

Attachment: Report summarizing outstanding issues regarding the developer's revised submission for the lands at 2400, 2430, 2440 and 2444 Yonge Street

c: Councillor Mike Colle, City of Toronto, Ward 8, councillor_colle8@toronto.ca
MPP Robin Martin, robin.martin@pc.ola.org