



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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North York Community Council Meeting October 13, 2021

NY27.6: Request for Direction Report - Zoning By-law Amendment and Rental Housing Demolition Applications - 3180, 3182, 3184, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge Street

The Lytton Park Residents' Organization (LPRO) has reviewed the revised plans submitted by NYX Capital LP for the Zoning By-law Amendment application at 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge Street. The Developer's revised submission fails to address the issues raised by Planning Staff and resident groups. We have also reviewed the Request for Direction Report dated September 20, 2021. LPRO supports the recommendation of City Planning Staff to oppose the application.

There are numerous issues with the proposal in its current form.
These include:

Neighbourhood Transition and Step-Backs Are Unacceptable

The transition to the neighbourhood is unacceptable. There are significant intrusions into the rear angular plane, impacting properties on Woburn Avenue. This does not meet the Mid-Rise Guidelines requirements or respect Official Plan policies regarding transition. The proposal includes major intrusions into the front angular plane facing Yonge Street. The step-backs proposed facing Yonge Street are inadequate. There are also intrusions into the angular plane measured from Woburn Avenue. The lack of step-backs combined with the excessive height result in a building that appears as a large slab.

Height and Massing Are Inappropriate for This Site

The proposal requests a zoning bylaw amendment to permit a maximum height of 46.1m. This represents 170% of the permitted height by the Mid-Rise Guidelines. The height is achieved by a failure to adhere to the angular planes. The floor-to-floor heights are also very tall. The site is appropriate for a mid-rise building, but a tall building has been proposed.

Vehicular Access to Building Is Problematic

Allowing vehicles to access the proposed building using the current laneway access at Bedford Park Avenue may be a challenge as that portion of the laneway is on the neighbouring owner's property and is very narrow. It is located between a schoolyard and a subway exit where there are many pedestrians. The sidewalk on Yonge Street could also be wider.

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Conclusion

This proposal would introduce a tall building in an area where none currently exist. The proposal fails to acknowledge that the lot depth and adjacent land use restrict what can be built on the site. Significant changes to the massing are required to adhere to angular planes through greatly increased step-backs and reduced the height of the building, improving transition. We would support a mid-rise building, assuming the massing is improved.

Sincerely,

Maureen Kapral, Vice-President
Lytton Park Residents' Organization

c: Councillor Mike Colle
Councillor Jaye Robinson
Linda McCarthy, Planning Assistant, Councillor Colle's Office
Cathie Ferguson, Senior Planner, City of Toronto
Bedford Park Residents Organization
South Amour Heights Residents' Association
Upper Avenue Community Association