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April 30, 2007

TO: Mr. Raymond David, Manager, Community Planning, South District
ATTN: Mr. Tim Burkholder, Senior Planner, Community Planning, South District
FROM: Councillor Michael Walker
RE: 1481, 1491, 1501 Yonge Street, 25 & 27 Heath Street East & 30 Alvin Avenue
(Official Plan and Zoning Amendment Application)
– Working Group Process

I am writing to request changes to the Working Group process for this Official Plan Amendment and Re-Zoning Amendment development application. I wish to convey that I am still convinced the present magnitude of this application would constitute a significant overdevelopment of the site that would have significant negative impacts upon the adjacent low-density residential area.

Though I am satisfied with the tone of the Working Group process so far, **I would like to request the following improvements:**

- 1) Expand the meeting schedule – at least 2 additional meetings will be needed to allow for proper discussion around subsequent iterations of the proposal, especially modifications in Builtform and Massing;
- 2) A spreadsheet be prepared by City Planning for the Working Group members which contrasts the proposal with the blended limits of the Zoning Bylaw and the Official Plan – such chart is to be updated in order to reflect subsequent iterations of the proposal and the consensus/non-consensus reached by the Working Group.

I feel the need to restate my strong belief that City Planning needs to be firm with its limits (i.e. heights & densities) and vision for this site. Everyone agrees this site is appropriate for redevelopment but how high and how dense is the question. The zoning for this site should be respected: two towers at 39 and 32 storeys does not respect the intention, nor the spirit of the Zoning Bylaw. At 7.34 times coverage of the lot, whereas blended limits allow between 2.6 and 3.1 times coverage of the lot, some would say this proposal is offensive and should not even be evaluated for its merits; in my opinion, it is a proposal to aggressively overdevelop the site – the developer has seemingly ‘shot-for-the-moon’ on this one. Even the Official Plan precludes this magnitude of development because the proposal fails to properly transition: (a) from the intersection of Yonge Street/St. Clair Avenue and, (b) into the low-density area directly adjacent.

I look forward to continued progress in modifying this proposal to better suit the surrounding neighbourhood it needs to fit into.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Walker", written in a cursive style.

Michael Walker
Councillor – St. Paul's