

Status of Deer Park development applications and area studies

June 26 2023

APPLICATIONS

To find information about a development application - Find the Application Information Centre on the City of Toronto web site at

<https://www.toronto.ca/city-government/planning-development/application-information-centre/> put in the address shown on the chart below or from the map on the Application Information Centre site.

For further information contact info@deerparkresidents.ca

NEWEST APPLICATIONS NOW UNDER REVIEW

Address	Description	Status
45 St. Clair W	New proposal 51 storey condo with office podium	January 2023 Pubic Consultation Provision of widened sidewalks and adjacent open space
1365 Yonge	50 storey condo tower	Previous site of Welltower assisted living project. Discussion by applicant and Linden School re lane use. Looks like Welltower proposal with same podium but tower much higher. Was 17 storeys. Also consideration of temporary use of site as a park. Welltower project had a neighbourhood working group.

APPLICATIONS AWAITING FINAL PLANING REPORT

11 Pleasant	14 storey 72 unit condo and non residential uses.	Preliminary report and Public Consultation held – most attendees objected to overdevelopment of small site. No further action.
1-13 St. Clair W	49 storey mixed use tower (Slate)	Residential floors added on top of office building. Public meeting held May 4 2022. Widened sidewalks proposed. Wind conditions to be investigated. No further response from applicant.

APPLICATIONS APPROVED, BUT NO FURTHER ACTION FROM APPLICANT

1421 Yonge	32 storey condo and retail	Approved 2018
33 Rosehill/44 Jackes	Bretton Place - Additional 31 storey tower, new amenity building and improvements to existing buildings	Approved 2019. Construction management plan discussed with neighbours. Community benefits list being developed.

APPEALED APPLICATIONS WAITING FOR ONTARIO LAND TRIBUNAL HEARING

49 Jackes	31 storey condo – south side of Jackes beside David A. Balfour Park, now in Councillor Saxe’s ward	Refused by City Council, applicant appealed. OLT hearing set for fall 2024 and mediation to take place before that DPRG to be a Party for the Mediation only.
103 Heath W	Infill apartment building and retention of historic house Committee of Adjustment Application approval appealed by abutting residents to Toronto Local Appeal Body.	Objecting neighbours now looking for a settlement due to OLT generally supporting what developers want. DPRG supported neighbours.
1366 Yonge	41 storey condo replacing Medical building	Refused by City Council and appealed to OLT. No hearing date.

APPROVED APPLICATIONS WAITING FOR CONSTRUCTION PERMIT

29 Pleasant	35 story condo, landscaping public lane	Revised to meet neighbours objections. Approved by City Council in February 2022. Councillor organized construction management plan meeting held with neighbours.
40 Heath St W	Garden suite	DPRG and many neighbours objected. Approved by the Committee of Adjustment May 31 with Committee reduced variance re required area of permeable soil. Construction will be difficult due to narrow access.
Home Hardware block	39 storey condo tower, retail at grade. Density 29x lot area	City Council approved the final report in July 2022. Changes made to accommodate neighbours. Buildings vacated. No discussion of construction management plan yet.
1485 Yonge	Wittington - Condos, park, retail, open space, in the block Yonge, Heath, Alvin, St. Clair block, also library hopefully relocated.	Neighbourhood working group process throughout. Approved by Council after appeal withdrawn. Applicant will now take a year to develop a detailed site plan and construction management plan with consultation with residents.

UNDER CONSTRUCTION

One Delisle	Condo and park expansion and redevelopment, heritage façade	Neighbourhood working group. Construction underway.
-------------	---	---

	retained plus 2 storey live work extension at added 15 Delisle	
155 Balmoral	Amica assisted living 17 storeys stepping down to abutting houses.	Demolition underway. Project was subject to a Neighbourhood working group process.

AREA PLANNING STUDIES/REPORTS

AREA TRAFFIC STUDY

Area		
Yonge and St Clair growth area approved January 2020	Study of impacts of expected development applications	Not started.

AREA PLANNING STUDIES UNDERWAY

Area		
Apartment Districts west of Yonge, south of Pleasant and Delisle	Planning growth of areas and opens space systems.	No report since public consultation in 2019?
Davisville Tracks and Yards	New proposal being developed for covering the tracks and yard See toronto.ca/nextstopdavisville	Public consultations taken place, Planning report in spring 2023. Concept plan supported by residents. Objectives: more park, affordable housing and retention of the O'Brien historic building. Waiting for next steps.

AREA PLANNING STUDIES COMPLETED AND APPROVED

Area		
Yonge and St Clair Framework Plan for intersection growth area	Plan to guide new development - for heights and open space	Approved January 2020