

## Status of Deer Park development applications and area studies

February 2024

### APPLICATIONS

#### To find information about a development application –

See 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.

To find City Planning Consultation meetings - See <https://www.toronto.ca/community-people/get-involved/public-consultations/city-planning-consultations/>

For further information contact [info@deerparkresidents.ca](mailto:info@deerparkresidents.ca)

#### NEWEST APPLICATIONS NOW UNDER REVIEW

Address	Description	Status
1365-77 Yonge	50 storey condo tower	Previous site of Welltower assisted living project. Similar form to previous application but higher towers. Issues of wind impact on terraces and at grade. Toronto East York Community Committee meeting of February 21 to send to Council without recommendations for discussion with residents and consideration of allocation of community benefit contribution to ravine projects re stair repair.
29-39 Pleasant Blvd	50 storey condo tower	Replaces approved 31 storey project that was considering construction. Public meeting on February 20 raised issues re height, wind impacts, noise impacts for 40 Rosehill residents re large open terrace at podium level.

#### APPLICATIONS AWAITING FINAL PLANING REPORT – NO ACTION

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.
45 St. Clair W	New proposal 51 storey condo with office podium	January 2023 Pubic Consultation Provision of widened sidewalks and adjacent open space
1421 Yonge	32 storey condo and retail	Approved 2018

#### APPROVED APPLICATIONS WAITING FOR CONSTRUCTION PERMIT

Home Hardware block	50 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. Further changes under discussion.
1485 Yonge Wittington	Condos, park, retail, open space, in the block Yonge, Heath, Alvin, St. Clair block, also library hopefully relocated. Towers at 44,41 and 27 storeys	Applicant developing a detailed site plan and later a construction management plan, to be subject of consultation with residents working group.

#### UNDER CONSTRUCTION

One Delisle	Condo and park expansion and redevelopment, heritage façade retained plus 2 storey live work extension at added 15 Delisle	Neighbourhood working group process. Construction underway.
155 Balmoral	Amica assisted living	Neighbourhood working group. Construction management plan in place. Construction started. One lane of Avenue Road now closed.
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. Construction started.

#### 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. Mediation to start April 2. DPRG represented. But a C of A application for 35 storeys submitted based on a 2021 OLT approval.
1366 Yonge (at Balmoral)	41 storey condo, currently site is a medical office building	City Council refusal appealed to the Ontario Land Tribunal. Hearing in May, 2024

## NEARBY APPLICATIONS

1233 Yonge South side of Woodlawn, part of Summerhill	49 storey condo tower with 40 replacement rental units	Public consultation meeting September 27. Planning will refuse the application.
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## COMMITTEE OF ADJUSTMENT APPLICATIONS

40 Heath St W	Gardens suite – non compliance with permeable soil requirements	Objections by many neighbours and DPRG. Committee reduced the variance and required approval for tree protection plan. Issue of how to reach the backyard for construction? Neighbour Day Care refuses access.
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## 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. Discussions underway with Councillor's office.

### 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 for covering the tracks and yard See <a href="http://toronto.ca/nextstopdavisville">toronto.ca/nextstopdavisville</a> Objectives: more park, affordable housing and retention of the O'Brien historic building.	Planning report reflected community objectives and approved by Council.

### 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