

# HARBORD VILLAGE RESIDENTS' ASSOCIATION

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To: Toronto East York Community Council  
From: Harbord Village Residents' Association

Nov. 14, 2016

Re: item 2016.TE20.5, Final Report - Bathurst - Bloor Four Corners Study - Official Plan Amendment and Zoning By-law Amendment

Harbord Village Residents' Association has been a full participant in all the task groups and community consultations over the past years. Our catchment includes the Southeast corner of Bloor and Bathurst, one of the Four Corners. We also have been engaged collaboratively with residents and resident associations on the other three corners.

There is much to support in the Four Corners Study.

First on the East, Northeast and Northwest, we support the identification of a limited development potential on those corners.

We agree with heritage preservation, public realm, improvement of the pedestrian/cycling realm, on-site parkland dedication, new public spaces, enhancement of pedestrian and cycling realms with amenities, such as seating and gathering spaces. We support treeing the Character Area. We see the report's provision of affordable rental and childcare spaces as positive.

On the Mirvish site, there has been significant progress in the 13 areas listed, including community benefits, on-site parkland, heritage, affordable units, tree canopy.

The final project will be shaped by the individual site specific process. Overall, we remain steadfast that

1. the physical planning of towers should facilitate the creation of a neighbourhood, with demographic and functional diversity, with infrastructure to support it;
2. The development should sympathetically 'fit' the historic neighbourhoods adjacent and contribute to them, including a creative mix of commercial, retail and residential use;
3. The scale of the development should not overwhelm, either physically or in terms of population, the existing neighbourhoods.

The 45 degree angular plane has proved to be a thorny concept because the mixed use site is so large, tower heights could occur that are wildly out of keeping with the neighbourhood built form.

We are pleased that the report limits heights on the Lennox side well below the 45 degree angular plane, which would affect a better transition into the neighbourhood and treats the 45 plane envelope as not a 'build to' provision, but a not higher than—except in two cases.

We are surprised the report includes reference to the possibility the application might be permitted to breach the 45 degree plane on the mid-block building. We do not believe there is a planning or urban design rationale for any larger tower building to breach the 45 degree angular plane.

Our priorities remain:

- Lower heights and lower density of built form
- Manageable increase in population & diversity of use
- Sympathetic transition to the neighbourhood
- Greenspace and a green and improved public realm
- A generous affordable living and child care programme
- Traffic management, including preventing traffic infiltration into and from the neighbourhood to the project
- Improved benefits for the adjacent communities
- Increased heritage preservation and respect for adjacent heritage buildings

Yours,

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