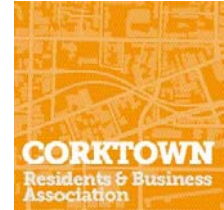


TE32.20.8

Corktown Residents & Business Association
351 Queen Street East, P.O Box 82522
Toronto, ON M5A 1T8



Toronto & East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

May 2, 2018

Dear Chair and members of Community Council,

Re: Item TE32.20 18-32 Eastern Avenue – Official Plan and Zoning by-law Amendment Proposal

The CRBA (Corktown Residents and Business Association) is a not-for-profit and non-commercial volunteer neighbourhood organization, which follows the latest developments in Corktown on a wide range of topics. We serve as a liaison between Corktown and many relevant organizations. The CRBA is an inclusive organization open to all local residents and businesses. We are not aligned with any political parties or religions and we highly value openness to all ideas and to non-discrimination.

With respect to the application before you and the positive report from the Planning Department, we wish to inform you that this flies in the face of local opinion which has been unusually vocal against this project as proposed and for which two independent parties have secured party status at the OMB to advance a robust opposition to the proposal. This has been the condition of local opposition since the project was first talked about and one which the developer has been made aware of in very clear terms.

The CRBA has received more negative comment on this development proposal than on any in my 10-year involvement with the Association.

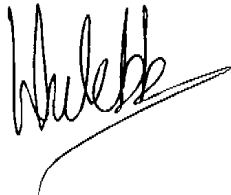
It is confusing to us to read the conclusions in Planning's recommendation because they themselves show the considerable gulf between what the King-Parliament Secondary Plan, the Provincial Policy Statement and Plans, the City's own Official Plan, the King-Parliament Design guidelines, and the Zoning by-law all state as standards to be maintained in this area and the details of the proposal itself.

Whether it is shadowing, or maintaining the small and fine-grained nature of the immediate surrounding area, or providing appropriate transitions to the surroundings, this proposal clearly does none of that. It also sets a most unfortunate precedent for other developments in the immediate area which will undoubtedly occur as Corktown becomes better known as a desirable location in the City. Corktown already has quite intense development in appropriate areas, whether it is in the West Don Lands, or the Distillery District, or between Adelaide and Queen around Parliament Street. But this area between Eastern and Adelaide Street is the old fabric of the community and while heritage considerations are not currently enshrined in a Heritage Conservation District and individual designations, they should and will be.

In fact, this developer applied for and obtained a permit to demolish a perfectly sound building at Eastern and Gilead with heritage attributes already. There is clearly some evidence for coordination required between City departments to better protect existing neighbourhoods.

Others will put forward sound planning rationale for refusal of this application. We wish to register this as a completely inappropriate development in a small part of Corktown which needs to be preserved substantially as-is in scale. The CRBA used to promote Corktown as both “the oldest and the newest” area in the City; we took pride then and still do in the diversity of built-form and it is of great attraction to many who have been moving here. It would be wrong for the City to approve this application when there are many other more appropriate developments in the area, and we ask Community Council and Council to reject this application completely.

Best regards,

A handwritten signature in black ink, appearing to read 'Larry Webb', with a long horizontal stroke extending to the right.

per Larry Webb

Philip Stoop

President, CRBA

president@corktown.ca

cc: CRBA Board
The St Lawrence Neighbourhood Association
Councillor Lucy Troisi
Corktown Mews
Gilead Place townhouse development