

TE24.16.5



Grange
Community
Association



Annex Residents' Association



Huron Sussex
Residents Association

HARBORD VILLAGE
RESIDENTS ASSOCIATION
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CITY CLERK'S OFFICE
RETARIAT SECTION

June 7, 2013

Re: TEYCC Item 24.16 – regarding Request for Direction Report – 245–255 College Street, and 39 and 40 Glasgow Street – Rezoning Application

Last year both the TEYCC and City Council unanimously opposed the proposed rezoning application for the development at 245–251 College and 39–40 Glasgow Street.

Although our four community associations attended a subsequent OMB mediation, we were effectively excluded from critical discussions on height and mass. There was no resolution of the outstanding issues. We thus urge City Council to **continue its opposition to this development**.

The project has now been made worse by the addition of 100 more beds, as a result of the acquisition of more property.

Also, the developer is seeking an Official Plan Amendment to change the zoning on one of these properties. This is addressed in a preliminary report (24.36) before the TEYCC at its May meeting: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE24.36> We have asked the OMB for an adjournment to the hearing scheduled for July 2, 2013, so that both of these applications can be considered together.

In previous submissions, it was noted that the project:

- does not meet Official Plan objectives with respect to being adjacent to a stable neighbourhood
- proposes hyper-intensification at 12 times density which is excessive and precedent-setting and threatens College St. and Spadina Ave.
- far exceeds existing height limits
- masses the building in a manner that is detrimental to residential homes to the south
- does not provide a mix of housing forms that matches student diversity
- does not provide long-term, stable housing
- is a private development rather than an official university residence that would have clear accountability mechanisms for student conduct.

Please continue to oppose this development. Thank you.

Ralph Daley
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for: Annex Residents Association (ARA), Attention: David Harrison, Chair
Harbord Village Residents Association (HVRA), Attention: Tim Grant, Chair
Huron Sussex Residents Organization (HSRO), Attention: Julie Mathien, President
Grange Community Association (GCA), Attention: Ralph Daley, President