Dear members of Council,

This proposal is located in the heart of the Bloor West Village and has the potential to damage the architectural character of the area and disrupt the identity of the Village that is so important to so many of the area residents. Therefore on behalf of the Swansea Area Ratepayers' Association and Group we ask you to carefully consider this controversial proposal.

We believe this proposal should be modified to address the concerns of the residents and the City's own planning department. We are opposed to the development as it is proposed.

We believe that this proposal is not appropriate for this area, it is out of character physically and historically. The Height and density do not fit with the planned and physical context of the Village and it does not comply with the Official Plan.

This proposal moves aggressive overdevelopment from the edges of the area into the heart of this well established neighbourhood and will open it up to inappropriate and intrusive over intensification.

We note that these concerns are cited in the City's Preliminary Report as are the following additional issues:

- Appropriateness of including Neighbourhoods designated lands as part of an Avenues redevelopment proposal
- Conformity with the Avenues and Mid-Rise Buildings Performance Standards
- Impacts on the neighbourhood to the south
- Confirmation of existing rental units and rents
- Appropriateness of the rental replacement proposal
- Tenant meeting and profiles to be scheduled and assessed
- Satisfactory tenant relocation and assistance, and tenant communication plan
- Review of the Toronto Green Standard Checklist for compliance with Tier 1 performance standards

In addition, given that the City's preliminary report notes the precedent setting nature of this proposal we strongly recommend that an Interim Control By-law, a temporary measure to allow the City to properly conduct the appropriate development studies for this important social and economic part of the City, be put in place to allow the necessary studies to be conducted.

Sincerely,

Nicholas Singh,
President, SARA