

August 7, 2014

Etobicoke York Community Council
Meeting 35
Tuesday August 12, 2014

RE: Agenda Item EY35.11 Request For Direction Report – 2265-2279 Bloor Street

This is submitted on behalf of the Bloor West Village Residents Association (BWVRA).

In general the proposed development is totally out of character with the consistent design and scale of the built form within Bloor West Village. The development should not be approved in its current form as it will deteriorate the cultural landscape and character of a valued neighbourhood scale commercial core.

We strongly believe that Council should support Councillor Doucette and City Planning Division's request to authorize the City Solicitor and City Planning staff and other appropriate staff to attend the OMB to oppose the appeal applications submitted by the Proponent for 2265-79 Bloor West and 116 and 240 Durie St.

The members of BWVRA and the residents they represent are unanimously opposed to the proposed development at 2265-2279 Bloor Street West for the following reasons:

- 1) Bloor West Village is characterized by buildings of 2-3 story street wall, wide sidewalks, and typology of narrow storefronts which contribute to a human scaled friendly streetscape. The 9 story proposed building with its excessive height, mass, volume would overwhelm what is currently a vibrant and successful main street. It will set an unfortunate precedent or template for future development of this Village area.
- 2) The developer's proposal for an Official Plan Amendment to permit the use of the neighbourhood lands at 116 Durie in the calculation of the angular plane undermines the intent of the Official Plan.
- 3) The proposed building with its' street wall presentation on Bloor and the large amount of glazing is inconsistent with the built form of Bloor West Village.
- 4) The proposed density is too intense for this site, whereby the proponent is asking for more than double what is allowed under the permitted zoning. This will further exacerbate the higher density, already approved for this area, which has already resulted in schools in the area at or above capacity and the Bloor Danforth subway line over capacity during peak hours.
- 5) The special character of Bloor West Village has already been identified by Council as an area for study as a potential heritage district and as such this proposed development should be delayed until this study is complete and

- specific guidelines can be developed to guide future development in an evolving context.
- 6) The developer should be required to demonstrate that it has had meaningful consultation with the community before any proposal is submitted to the Planning Department for consideration.

Yours truly,

James Isbister
Chair, BWVRA