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FILE NO

December 8, 2015

Mayor and Members of Council  
City of Toronto  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Dear Sirs/Mesdames:

**Re: 77-79 EAST DON ROADWAY AND 661-677 QUEEN STREET EAST Development  
DEVELOPMENT APPLICATIONS, Item TE 12.7**

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We are the lawyers for Riverside Ratepayers Association Inc. ("Riverside").

Riverside was incorporated for the purpose of, among other things, advancing the interests of the residents of the Riverside Community of Toronto.

Riverside objects to the development (the "Development") that is proposed for the above-noted property. Council is scheduled to consider this matter at its meeting of December 9, 2015.

The grounds supporting Riverside's objection to the Development are several and include the following:

1. The scale, massing and density of the Development is entirely out of character with the surrounding low scale neighbourhood. The density proposed is 6.77 times the lot area, which is out of keeping with typical development in the area. The heights of the proposed buildings range from six to nineteen stories, whereas the predominate form of development in the community is low scale;
2. The Development far exceeds the height and density limits permitted under By-laws 438-86 and 569-2013, without a supporting justification or planning rationale;
3. The tower to tower separation distances proposed for the Development will not comply with the City-wide Tall Building Design Guidelines. Unacceptable adverse impacts will flow from these and other shortcomings;
4. The Development fails to provide an appropriate or gradual transition to the area's residential neighbourhood;

5. The Development contemplates the construction of 880 residential dwelling units in the Riverside Community. The introduction of at least that many new residents will unduly strain the already overburdened municipal infrastructure and services, including public transit, that are available to serve the area;
6. In addition to the 880 dwelling units, the Development will include six discrete automotive dealerships. The potential for conflict between these vehicular based uses and the residents of the 880 dwelling units (vehicles, pedestrians and cyclists) has not been adequately studied;
7. The intensive automotive uses that will form an integral part of the Development will undermine the heritage character of Queen Street East;
8. The heavily travelled municipal road system and the roadways internal to the project will be unable to accommodate the traffic generated by the Development, particularly that created by the automotive uses;
9. The open space/parkland proposed is inadequate to serve the residents of the Development. It is important to note that this community is already deficient in parkland.

Based on the foregoing, we respectfully request that Council refuse these applications.

Would you kindly ensure that we receive notice of all decisions and proceedings in this matter.

Yours very truly,

A handwritten signature in black ink, appearing to read 'A. Buhot', with a stylized, cursive script.

Andre Buhot  
APB:mm