

BUSINESS IMPROVEMENT AREA

Sent Via Email: clerk@toronto.ca

September 29, 2016

Ms Marilyn Toft
Toronto City Council - City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Ms Toft:

RE: Item TEY 13-18– 874-878 Yonge Street & 1-3 Scollard Street

Please accept this letter, as the Bloor-Yorkville BIA's response to the Staff Report dated August 12, 2016 - Reference Number 16 1731154 STE 27 OZ

We have reviewed this proposed development and wish to make the following points with respect to this application:

1) Although, this corridor allows for tall buildings, this application is too tall, given that the height ridge peak is located at Yonge and Bloor and thereafter building heights are expected to gradually lower away from the peak. The approved height for 1 Yorkville Avenue is 183 meters, which is located in the block to the south of this proposed site, therefore the building height should be lower than 183 meters.

If the building height was lowered, any negative shadow implications would be negligible or nonexistent.

2) The density is too high for the site and with a reduction in height, the density would be reduced to a more acceptable level.

3) The Staff Report indicates that the proposed design has no set back from Yonge Street, we do not see this as problematic, in this case, as the building to the immediate south has no set back either; the precedent has already been set for this block.

4) We are satisfied that the building design is very good and are pleased with the quality of the proposed construction and its finishes.

5) The public realm proposal is outstanding and would make an incredible and recognizable gateway to the Bloor-Yorkville Community. We believe the City should conduct a traffic impact study, to determine if Scollard Street could be closed between Yonge Street and the driveway to the immediate west of the site, which would allow the Frank Stollery Parkette to flow southwards, expanding the public realm. In turn, this would make Scollard Street 2-way from Bay Street and those with properties and access points from Scollard would still enjoy access to their driveways. The street would become less of a cut-through for vehicles heading westbound off of Yonge Street. All costs to carry out this work would be the responsibility of the developer.

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6) The development proposal is not worthy of an outright Refusal Report, as with reductions to height and density, the overall design is acceptable.

Special Note:

Michael Wong, who owns the land of the proposed development is a member of our BIA and our Planning, Preservation and Urban Design committee, has a Conflict of Interest and has not contributed to or influenced the content of this letter, nor has he been privy to conversation about the content of this letter

Ron Palmer, who's firm has been hired to carry out the landscaping of the proposed development is the Vice Chair of our BIA and the Chair of our Planning, Preservation and Urban Design committee, has a Conflict of Interest and has not contributed to or influenced the content of this letter, nor has he been privy to conversation about the content of this letter.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Guida Fernandes', written in a cursive style.

For:
Guida Fernandes
Vice Chair PPUD Committee
Bloor-Yorkville BIA

cc: Oren Tamir – Planner City of Toronto
Councillor Wong-Tam – Toronto Centre-Rosedale