



May 6, 2016

Toronto and East York Community Council
 Toronto City Hall
 100 Queen Street West
 Toronto ON, M5H 2N2

Re: TE16.4 Lower Yonge Precinct Plan: 1 Yonge Development and Other Proposed Changes

Dear Members of the Toronto and East York Community Council:

On behalf of the Southcore Community Association, a residents association of over 2,500 Torontonians living in the neighbourhood of the Southcore Financial Centre, I am writing to you with concerns and questions regarding the 1 Yonge development and other proposed changes for our community.

1. 1 Yonge Development

We are concerned about the proposed heights and densities of this development. In a conversation with City Planning, we were advised that original densities determined during the 1990s allowed for 4 towers of much lower heights.

- **Density:** How are significantly higher densities as high as 95 stories allowed?
- **Neighbourhood Impact:** How will the City account for the high density and consequent strain to public transit and other infrastructure?
- **Sun and Shadow:** Many of our residents are concerned about the proposed heights and the shadow that it will cast on the community, blocking out the sun and impacting their view.
- **Wind Study:** The NOVUS wind study noted a change in conditions for “fast walking”, what is the definition of fast walking and the implications for our children and senior citizens?

2. Harbour Street Conversion to Two-way

4 of our member towers belong to the Pinnacle community and its residents currently face challenges entering their community on a Harbour Street that is one-way.

- **Safety:** How will the residents who live on and use Harbour Street be impacted by its conversion from one-way to two-way?
 - This neighbourhood experiences significant waves of intense traffic both during rush hour and during sports games, concerts, etc., has this been taken into consideration and, more importantly, the impact to community members been explored?
- **Accessibility:** How will our Pinnacle residents, who have trouble accessing their vertical community on a one-way street, safely return home with the added complexity of crossing additional lanes of oncoming traffic?

3. PATH Extension

There is a proposed extension to the PATH network that includes the 1 Yonge development, but appears to leave out our residents in the Pinnacle community. We are concerned that there has been an emphasis on future Southcore residents at the expense of current community members.

- **Inclusion:** Why does the PATH Master Plan indicate a high priority for the 1 Yonge development and not demonstrate any consideration for our Pinnacle community members?

4. Community Impact

Given both the volume and degree of changes in our community, we request an explanation to help us understand how the large number of concurrent changes is being managed, considered, and implemented.

- **Communication:** How will the information and updates related to the breadth and depth of changes to our community be shared in a method that is accessible to the average Torontonian?
- **Consultation:** What forums are or will be put in place for us to have a say in the development of our community?
 - o What accountability mechanisms will be established or used to ensure that our feedback is explored and considered?

I want to highlight that the Southcore Community Association is not against the development of our Southcore community. Instead, we want a say in the changes being made to our community. We look forward to working with you to build a Southcore neighbourhood that is more livable, vibrant, and inclusive for all.

Sincerely,



Kevin Vuong
Chair, Southcore Community Association