

May 9, 2016

VIA EMAIL

Toronto and East York Community Council
2nd Floor, West Tower
City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Ellen Devlin, Toronto and East York Community Council Secretariat

**RE: TE16.10 1–11 Bloor Street West; 768, 784 Yonge Street and
716-762 Yonge Street – Zoning By-law Application (“1 Bloor Street
West”)
The Manufacturers Life Insurance Company: The Manulife Centre**

Dear Sirs and Mesdames:

The Manufacturers Life Insurance Company (“Manulife”) is the owner of the Manulife Centre, a mixed use, office, retail, and residential development that occupies the entire block bounded by Bloor Street to the north, Balmuto Street to the east, Charles Street to the south, and Bay Street to the west, in the heart of Bloor – Yorkville (the “Manulife Centre”).

We are concerned that the proposed development at 1 Bloor Street West will adversely impact the traffic network surrounding the Manulife Centre, particularly the access to and egress from the Manulife Centre.

The Manulife Centre:

The Manulife Centre includes a 51-storey residential tower with apartments fronting Charles Street West; a 19-storey office building fronting Bloor Street West; and retail uses in three levels of a low-rise podium. The Manulife Centre is serviced by a below grade garage accessed from Charles Street.

Access to the Manulife Centre:

It is essential that the street network surrounding the Manulife Centre functions

appropriately in order for the Manulife Centre to operate as a Class A office, residential and retail facility. Manulife is concerned that the significant redevelopment proposed for 1 Bloor West may adversely impact the traffic flow to and from the Manulife Centre particularly on Bloor Street West and Balmuto Street in a manner that would negatively impact the Manulife Centre.

Balmuto Street is currently a minor urban street extending south from Bloor Street West to Charles Street West, which has functioned historically as a back service street to Yonge Street and Bloor Street. Manulife is concerned that the number of proposed car and truck trips using Balmuto Street to access 1 Bloor Street West could cause significant delays and hamper access to and egress from the Manulife Centre.

Further, during construction, we are concerned that if not properly managed, the construction vehicles required to construct such a significant redevelopment would clog the street network surrounding the Manulife Centre, and particularly Balmuto Street, causing significant delays for vehicles attempting to access and leave the Manulife Centre.

Conclusions:

Should the City wish to approve the redevelopment of 1 Bloor West, it is essential that appropriate measures be put in place to manage both car and truck traffic during and after construction to ensure that access to and egress from the Manulife Centre is not adversely affected.

Sincerely,



Pamela Kalsner
Property Director, Manulife Centre
416-323-2566