



2202-22 Wellesley Street East
Toronto
ON
M4Y 1G3

May 9, 2016

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

Delivered by email: teycc@toronto.ca

Dear Members of the Toronto and East York Community Council,

Re: TE16.10 Final Report – 1-11 Bloor Street West, 768-784 Yonge Street and 760-762 Yonge Street – Zoning Amendment Application

The Church Wellesley Neighbourhood Association (CWNA) writes in support of GYRA's request that the Final Report on this building be deferred, to allow for more detailed analysis to be undertaken and corrective actions to be taken to mitigate what we consider to be significant issues arising from the current proposal. We are strong supporters of responsible development, but do not believe that the current application falls into that category.

Although the building falls outside CWNA's boundaries, our residents will be affected by many aspects of the development's construction and operation. It will impact the Heritage Conservation District, which we support, and clearly will have a significant and we believe negative impact on Yonge Street at street level.

At Councillor Wong-Tam's request, Directors of CWNA participated in all of the project's Working Meetings, during which we concluded that, amongst other items:

- Many operational issues have yet to be solved, some as basic as resolving conflicts between traffic flows and elevators
- The proposal appears to overbuild the site, creating a mass that simply cannot be serviced effectively given the tight existing framework of busy streets and laneways surrounding the site
- The proposed interfaces of the building with both Bloor and Yonge Streets are ill-considered and will not result in a good pedestrian experience.

Submissions by GYRA and BENA enumerate many, many other issues which we believe need to be addressed seriously by the developer and the City. We are concerned that the Final Report was written *before* the final working group session, and therefore cannot have addressed issues that were raised in that final working group session.

CWNA therefore believes that the Final Report should be deferred until further consideration has been given to all of the current deficiencies, and we hope that the unanimous voice of Resident and Neighbourhood Associations will carry some weight with you.

Yours sincerely,

Andrew Horberry
President, CWNA