



Bay Cloverhill Community Association

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Friday, May 6, 2016

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

**Re: 1-11 Bloor Street West, 760-762 Yonge Street and 768-784 Yonge Street
 Request to Amend the Zoning By-law Application # 15 128261 STE 27 OZ**

Dear Members of the Toronto and East York Community Council:

The Bay Cloverhill Community Association (BCCA) cannot support the Final Staff Report in that the envelope being requested by Mizrahi Developments cannot support the building that is being proposed. This is not a workable plan. The plans are so enormous that they create an inflexibility of the servicing needs of the building that the 1 Bloor West building is almost incapable of working/functioning. The residential tower could conceivably be a white elephant that is not workable and, hence, not livable.

The BCCA accepts that 1 Bloor West will be a re-development site. We recognize that it is a very significant address in the City of Toronto. As such, the BCCA believes that much is expected of any building to be constructed at 1 Bloor West. That would require that such an iconic building would function both externally and internally.

The BCCA participated as a stakeholder in the 5 Working Group Meetings for 1 Bloor West. The working group put forth many suggestions for positive changes for the proposal. The content and quality of the architectural re-designs were disappointing. It began to be apparent that this developer was not working well with the community nor was he particularly interested in the greater good but rather the retail aspect of his proposal.

This project has many unresolved areas of concern despite the efforts of the Working Group. Some specific areas of concern are:

- The very speedy and unfriendly demolition of Stollery's at 784 Yonge Street
- The subsequent demolition of all other heritage buildings on the site except for one token heritage building at 774-776 Yonge Street
- Traffic: extreme concern for the impact of this development on the flow of pedestrian, vehicular and bicycle traffic in the immediate and broader communities and roadways.
- the extremely overbuilt plans for a too small lot.
- interior planning: the very complex internal plans do not allow the commercial needs to mesh well with the residential needs within the structure. The residential needs are seriously compromised.
- the push for a re-zoning envelope that proposes a building that risks failure.

- Section 37 terms that benefit the city but are not particularly beneficial to the community that will host the development

Especially egregious is the issue of insufficient parkland/greening. Following is a phrase taken directly from the Final Staff Report, page 35:

“Parkland The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The subject site is in an area with 0 to 0.42 hectares of local parkland per 1,000 people, the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application proposes an 80-storey building that will contain 416 residential units with 15,117 square metres of non-residential gross floor area. At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 5,546 square metres or 235 percent of the site area. However, for sites that are less than 1 hectare in size, a cap of 10 percent of the development site is applied to the residential use while the non-residential use is subject to a 2 percent parkland dedication. In total, the parkland dedication requirement is 245 square metres.

The proposed development is located in an area with low parkland provision currently. Parks, Forestry and Recreation will require the owner to satisfy the parkland dedication requirement through an on-site parkland conveyance with frontage along Bloor Street West, or alternatively, through an off-site parkland conveyance within approximately 1 kilometre of the development site. The location of the on-site or off-site parkland shall be to the satisfaction of the General Manager, Parks, Forestry and Recreation in consultation with the Ward Councillor. (end of quote)

The BCCA Commends the notion that true parkland is being required of the developer and that parkland alternatives are being considered but the BCCA finds it hard to comprehend that our city would approve this policy that allows the deprivation of green space based on the principle of a small building lot. This is a clause in the Official Plan that begs for change.

The BCCA residents live in Toronto's downtown area. It is an interesting and exciting place to live. We do not have a good solution for the problems revealed in the 1 Bloor West development proposal.

We look to you, our Community Councillors to discuss the issue and eke out a solution that does not benefit one individual or group while at the same time harming some other group(s).

Respectfully,

Rick Whitten-Stovall, BCCA President

Cc: Gregg Lintern, Director, Community Planning, Toronto and East York District
David Oikawa, Manager, Community Planning, Downtown Section
Jaime McEwan, Manager, Community Planning, Midtown Section
Oren Tamir, Planner, Community Planning
Mary MacDonald, Manager, Heritage Preservation Services
Councillor Kristyn Wong-Tam, Ward 27, Toronto Centre-Rosedale