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Via Email: teycc@toronto.ca and
Fax 416-397-0111 (total 2 pages)

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

Attention: Ms. Ellen Devlin, Administrator

Dear Madam:

RE: Mizrahi Development Group (The One) Inc.
Request to Amend Zoning By-law Application No. 15 128261 STE 27 OZ
1-11 Bloor Street West, 760-762 Yonge Street and 768-784 Yonge Street, Toronto

Upon reviewing the Request to Amend the Zoning By-law Application No. 15 128261 STE 27 OZ, we submit the following:

1. **Proper Planning Principles**

The large size of the subject property enables the use of proper planning principles and there is no reason not to follow the proper planning principles as the size of the site does not allow any discretion whatsoever to deviate from proper planning because of any specific site conditions or any undue hardship to the developer.

2. **Section 37 Payment**

The entire Section 37 Payment is to be used as a priority for the development of the underground passage-ways for pedestrians, subway access, connections for the various buildings at Bloor Street and Yonge Street, vehicles, and garbage removal from the TTC subway at 33 Bloor Street East. This would also have the priority of discontinuing the pedestrian multiple crossings at the intersection of Bloor Street and Yonge Street to remedy the congestion at Bloor Street and Yonge Street. Any Councillor at the time for Ward 27 shall have no discretion in using the said Section 37 Funds other than as set out above.

3. **Bloor Street BIA Designs**

The Bloor Yorkville Business Improvements Area designs for the Streetscape and Lighting are to be incorporated into the proposal.

4. **Traffic**

No vehicle traffic from the development to be allowed to exit from the project onto the intersection of Charles Street and Yonge Street. All vehicle traffic should exit onto Bloor Street using the stop lights that are being installed at Bloor Street with the alternate exiting at Bay Street and Charles Street which has stop lights. The developer to agree not to bring any future application or to support any future two-way vehicular traffic exiting the intersection at Charles Street and Yonge Street.

The above submissions are preliminary and are not exhaustive and I reserve the right to provide such further and additional submissions.

I request a copy of the Decision of the Toronto and East York Community Council.

Yours truly,



Robert B. Statton
RBS:ji