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Chair and Members
Toronto and East York Community Council

Re: 8 Elm Street Refusal Report: September 16, 2016: TE 19:13

As a member of the Arts and Letters Club right next door, I support the refusal recommendation.

The Arts and Letters Club is a National Historical Site of Canada. For over a century it has been a gathering place for people in the arts including artists, musicians, writers, architects and others. It hosts daily cultural events, including music, concerts, art exhibitions, dramas, musicals and literary events which depend on a relatively quiet environment, minimal vibration and comfortable and safe pedestrian access from Elm Street. It was built in 1891 on a rubble foundation and relies on daylight from the sides. The proposed building will run 80 storeys high right from the east wall of the Club. That is 1/6 of a mile. The floor area would be about 7 1/2 acres in area; the 469 units would likely have over a thousand occupants; all the garbage, loading, servicing, deliveries, moves in and out, taxis etc. would be handled right next door to the Club. That activity would overwhelm the street and impair the access to and viability of the Club.

Elm Street is a narrow 19th century street lined with small scale heritage buildings and presents a distinct and special character in the City. It is a destination for dining and meeting. The street and its business could not sustain the impact of garbage from an 80 storey condo building and all the other activity entailed by the project. The street itself is a cultural asset and a destination in the City.

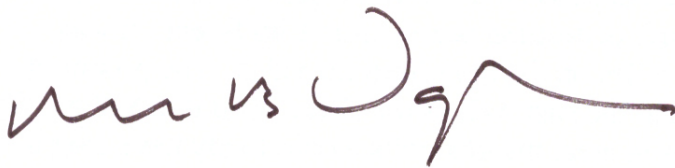
The proposal would cause very serious damage to and possibly destroy the Club as a cultural institution and, as well, its building, for the following among other reasons:

- 1) Noise and vibration during construction could prevent the Club from conducting its programs, particularly music programs.
- 2) Elm Street may no longer provide safe and comfortable pedestrian access for Club members and guests.

- 3) The Club building could be damaged by possible wind, snow and micro-climate impacts from a 851 foot high wall going up from the east wall of the Club.
- 4) Daylight illuminating the main hall of the Club would be eliminated from the east side of the club building.
- 5) The stability of the 19th century rubble foundation of the building depends on uninterrupted stability and lack of movement of and in the supporting soil.
- 6) The mass, scale, height and form of the proposed supper-tall skyscraper would overwhelm and trivialize the Club's building and the heritage streetscape which forms its context.
- 7) The proposal would substantially reduce the value of the Club property by preventing additions to the club building because the club property would function as part of the required side yard for the proposed development.
- 8) Anything other than a modest development of the 8 Elm property or and/or its neighbours requires construction, garbage removal, loading, access and parking from the rear on property which is part of the proposed 33 Gerrard Street West development, rather than from the street.

Thank you for your consideration.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Michael B. Vaughan', with a stylized flourish extending to the right.

Michael B. Vaughan, QC
MBV/gb