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Our File No.: 126255

BY EMAIL

Toronto and East York Community Council
City Clerk's Office
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2Attn: Ellen Devlin, Committee Administrator (teycc@toronto.ca)

Dear Ms. Devlin:

**Re: TEYCC Agenda Item TE21.1
Bloor Corridor/Annex Block Planning Study
300 Bloor Street West and 468-478 Huron Street**

We are writing on behalf of the Bloor Street United Church ("BSUC"), in relation to its lands at 300 Bloor Street West and 468-478 Huron Street. The subject property is located at the northwest corner of Bloor Street West and Huron Street and is home to the Bloor Street United Church, as well as a three-storey detached dwelling and surface parking lot.

We are writing to object to the proposed amendments to Site and Area Specific Policy 334 ("SASP 334") and draft OPA No. 368 recommended in the Bloor Corridor/Annex Block Planning Study. In particular, BSUC is concerned with the proposed height policies, including the maximum height limits of 20 and 25 storeys in the Spadina Node and the contemplation that any new development between Madison Avenue and St. George Street will be of a lower scale. In addition, BSUC is also concerned with the proposed mandatory 25 metre separation distance between tall buildings irrespective of site context and the newly proposed transition provisions. Finally, BSUC does not support the new view shed policy relating to One Spadina Crescent, and we note that the recent addition to One Spadina Crescent itself would violate the intent of the policy.

The subject site is located in an area where reinvestment and intensification is strongly encouraged by Provincial policy and by the policies of the City's Official Plan. In terms of Urban Structure, it is located in the Downtown and is designated Mixed Use Areas. The surrounding lands are also designated Mixed Use Areas and the site does not abut any properties designated Parks or Neighbourhoods. The site is located in a key multi-modal transit hub, being located within 250 metres of both the Spadina and St. George interchange subway stations on Lines 1 and 2 and grade separated access to the 510

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Spadina streetcar. In our submission, the BSUC lands are ideally located and suited for mixed-use intensification, including the potential for a tall building.

BSUC is in the process of considering plans for the renovation and expansion of its existing facilities. The Church seeks to better accommodate its current and future needs as well as to incorporate the new head office for the United Church of Canada and a residential component in the expansion plans.

It is apparent that OPA No. 368 and the proposed amendment to SASP 334 are being recommended at this time in response to a development proposal from the owners of 316 Bloor Street West. In our submission, the proposed amendments in their current form result in unacceptable consequences for lands beyond the block between Spadina Avenue and Madison Avenue, and ought not to be approved in their present form.

With respect to the Bloor Street United Church lands in particular, BSUC and its team would like to work with the City of Toronto, including City staff and all interested stakeholders, toward a mutually acceptable plan which will take into account the needs and interests of all concerned. The timing of the potential adoption of new Official Plan policies for the BSUC lands at the commencement of this process is unfortunate and we are asking that these proposed Amendments not be adopted, at least as they may relate to the Bloor Street United Church lands, at this time.

We respectfully request that the undersigned be provided with notice of any further meetings of Council, Community Council or any Community Consultation Meetings where reports related to the Bloor Corridor/Annex Block Planning Study are to be considered, and notice of adoption of any Official Plan Amendment arising therefrom.

Thank you very much.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar
KMK/MTB/mn

cc: Bloor Street United Church

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