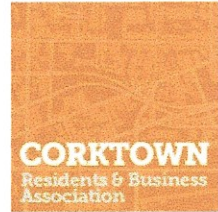


Corktown Residents & Business Association
351 Queen Street East, P.O Box 82522
Toronto, ON M5A 1T8



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

January 15, 2017

Dear Chair and members of Community Council,

Re: Item TE21.7 254-266 King Street East – Zoning Amendment Application

The Corktown Residents & Business Association (CRBA) represents the Corktown community which lies to the east of this application. However, we work cooperatively with the St. Lawrence Neighbourhood Association (SLNA) and were invited to the presentation by the developer at City Hall on November 3, 2016. A fairly full and open discussion was had with community representatives providing honest feedback about the scale and content of this proposal. We do not see anything in the report before you which reflects that conversation.

We readily acknowledge that height or density on their own do not necessarily present a problem, but context is everything and the proposal is simply too far outside the limits currently present in the surrounding built form. The proposal is massive in scale; the floor plates are oversized, the separation of the two towers is nowhere near the city standards and the overall height and massing would overwhelm the current built form.

We also understand that existing heritage buildings will not be kept intact but rather their facades only will be retained (this may not apply to all the existing heritage) – this is contrary to City policy.

We also understand that existing employment uses will not be retained which is also contrary to sensible City policy – if we are adding residential density, we cannot be losing employment opportunities.

These issues and the inclusion of other public realm amenities were discussed on November 3 and we do not see any of them reflected in the plan before you.

If, as we hope, the developer proposes something new to the Community Council in the hope of averting a refusal, we hope that at the least you will return the application for further review by the community. In the absence of any such move, we fully support the SLNA's position and the City staff position in refusing the application before you.

Best regards,

A handwritten signature in black ink, appearing to read "Michele Cummings". The signature is fluid and cursive, with a large loop at the end.

Michele Cummings
 President, CRBA
president@corktown.ca

cc: CRBA Board
 SLNA
 Councillor Pam McConnell