Saturday, April 29, 2017

Toronto and East York Community Council
100 Queen Street West
Toronto ON M5H 2N2

Re: TE24.15 - 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street:
    Alterations to Designated Heritage Properties, Intention to Designate, Amendment of
    Designating By-law and Authority to Enter into Heritage Easement Agreements

Dear TEYCC Members:

The BCCA requests that a Site Planning Working Group be created for this site as This 10 St. Mary site is
within our borders and we have had no opportunity to have any input into this development.

The previous owner, Lifetime Developments, and the BCCA had several meetings regarding the re-development
of the 10 St. Mary site. In the end, we were not able to agree on how the 10 St. Mary office building, a Level 4
heritage building, would be re-developed.

As we understand it, Lifetime Developments sold the site. We in the BCCA were unaware of the sale and
hence were belated in our awareness of the progression to an OMB hearing.

Thankfully, at this very moment, the Province of Ontario is in the midst of OMB REFORM. In fact, this 10 St.
Mary site is an excellent example of exactly why there is a need for massive OMB Reform. This site, in our
opinion, has been presented at the OMB as a ‘de novo’ case for a development plan which in no way matches
the plans shown to the community for more than a whole year in the lead-up to the appeal to the OMB. The
planning of this site has been completed under the scrutiny of the OMB, not the watchful eye of the Planning
Department for the City of Toronto.

The BCCA, with participant rather than PARTY status was excluded from all mediation and negotiations. In
fact, we were not even included in the circulation of information that a mediation process was taking place. The
confidential nature of the proceedings has meant that the BCCA has been very poorly informed regarding all
aspects of this re-development site.

For these reasons, the BCCA requests that the TEYCC advise that the site planning take place in a Working
Group forum. This would allow us to have some opportunity for input on a heritage site that we consider
important in our community.

Respectfully,

Rick Whitten-Stovall, BCCA President

Cc: Jennifer Keesmatt, Chief Planner, City of Toronto
    Gregg Lintern, Director, Community Planning, Toronto and East York District
    David Oikawa, Manager, Community Planning, Downtown Section
    Councillor Kristyn Wong-Tam, Ward 27, Toronto Centre-Rosedale
    Mary MacDonald, Manager, Heritage Preservation Services