



July 17, 2018

Kevin Friedrich
City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Email: kevin.friedrich@toronto.ca

RE: 5 Scrivener Square, 4-10 & 10R Price Street, and 1095-1107 Yonge Street- Official Plan and Zoning Amendment Applications

Dear Mr. Friedrich,

The ABC Residents Association is a not-for-profit federally regulated community organization representing the interests of residents in the geographic area bounded by Bloor Street to the South, the CPR tracks to the North, Yonge Street to the East and Avenue Rd to the West.

We are writing concerning the above-noted application, which, while not strictly within the geographic boundaries of our neighbourhood, is directly across Yonge Street from our Neighbourhood.

We note that the TEYCC at its July 4, 2018 meeting approved the staff recommendation (in the Staff Report dated June 25, 2018) to oppose the application at the Local Planning Appeal Tribunal. In addition, at that meeting City Council authorized the City Solicitor, together with the appropriate staff, “to continue discussions with the applicant on a revised proposal in an attempt to resolve the issues outlined” in the Staff Report to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning. We understand that such negotiations are currently underway.

We participated in the Stakeholder Working Group and tabled our position on the proposed development to Diamond Corp. on November 9, 2017, a copy of which is attached



below at the end of this letter. In that communication, we noted our concerns regarding the precedent this development could have and our expectation it would be discussed with City planners, and that City planners would provide an opinion about the precedent issue. We also noted that the inclusion of a tall building in this location is contrary to current City policy and guidelines for locations of such buildings. This is not a location where the planned Urban Structure anticipates a tall building.

At the first Community Consultation hosted by Councillor Wong-Tam on November 27, 2017, the City specifically recognized that precedent was one of the issues to be examined- see the photo below of one of the posters posted by the City at the meeting.

The Staff Report contains no mention of the precedent issue. We are of the view that the precedent issue warrants specific comments from City planners and **ask that any settlement report or any report going to City Council that reverses the position to oppose this or a revised application that includes a high-rise building include a planning opinion as to (a) why this site has been treated differently than the previous planning recommendations for 25 Price St. and (b) why approval by the City will not set a precedent to justify similar height along similar neighbourhood streets and will not be used to increase height and density for future developments along Yonge Street.**

As we have noted a number of times the Staples and Starbucks sites, which are within the boundaries of the ABCRA, are on the market as having “development potential”. Specifically the Staples site is being offered as an “opportunity for a transformational residential and commercial project”. These sites are presently designated in the recently approved Downtown Secondary Plan as Mixed Use Areas 3, that is, for development in the form of low-rise and mid-rise buildings (Section 6.28). In addition on May 22, 2018, City Council directed the Chief Planner and Executive Director, City Planning to report to the Toronto and East York Community Council in the second quarter of 2019 with recommendations on updates to Site and Area Specific Policy 211 and City Council direct staff to continue to use the Bloor-Yorkville/North Midtown Planning Framework and Implementation Strategy to inform the evaluation of development applications until such time



that the updated Site and Area Specific Policy 211 is approved by City Council. We expect the City will be able to support those planning policies and not have them weakened by the decision for 5 Scrivener Square, 4-10 & 10R Price Street & 1095-1107 Yonge Street.

We note that the issue of precedent has been addressed by City planners previously, such as in the Staff Report dated January 25, 2012 regarding the development at 195 Davenport Road and 131 Hazelton Avenue. That Staff Report specifically stated:

Residents have raised the concern, that the approval of this development would set a precedent in terms of development on the north side of Davenport Rd. The existing character on south side is different than the north side of Davenport Rd. As explained in the Heritage Impact Assessment, prepared by ERA Architects Inc., dated May 13, 2011, Davenport Rd. was widened, to the south from 50 to 80 feet, between New St. and Avenue Rd., in the early 1930s. A number of buildings on the south side of Davenport Rd. were demolished to accommodate the widening. The resulting character difference is reflected in City policy. The north side of Davenport Rd. is identified as one of the Areas of Special Identity, called the Davenport Terrace. Development within the Davenport Terrace is to be consistent with the use, scale, front setback and architectural character of the existing three storey houseform buildings. This is also reinforced in the Bloor Yorkville / North Midtown Urban Design Guidelines.

We ask that you keep ABCRA informed about settlement discussions and permit ABCRA to comment before anything is finalized. Thank you for your consideration of our requests.





Regards,

Ian Carmichael,
Co-President, ABC Residents Association

cc. Councillor Wong-Tam, Oren Tamir, Lorraine Hewitt



The challenge this proposal presents is balancing the manner in which the positive aspects of the proposal are considered alongside the challenges of the proposal in relation to the existing and planned area context, with the knowledge that the redevelopment of this site will influence further area redevelopment.

-  Study Area
-  Steps of Success
-  Downtown & Core Workfront
-  Avenue

Official Plan urba



From: Ian Carmichael <carmichaeli@bell.net>

Subject: Scrivener Squarre

Date: November 9, 2017 at 9:24:58 AM EST

To: "Steve Diamond (stephen@diamondcorp.ca)" <stephen@diamondcorp.ca>

Cc: john caliando <jcaliando@rogers.com>, Mary helen Spence <mh-spence@icloud.com>, Bob Blazeovski <bblazeovski@diamondcorp.ca>, Caitlin Willcocks <cwillcocks@diamondcorp.ca>

ABCRA would like to acknowledge the work that DiamondCorp has done to engage in a comprehensive conversation with the working group including members of the community concerning Scrivener Square. The consultations have been collaborative and the revised plans are much better than the original proposal submitted to the city. ABCRA supports the land exchange on which the new plans are based.

The planning rationale for this site has always been predicated on the premise that the Clock Tower is a major Landmark in the City and as such must have its views and public space around it protected and enhanced. ABCRA has looked at this proposal in conjunction with our design professionals and have come up with the following observations:

- *The land exchange for enlarged public realm with mid block connections from Yonge to Price St. creates interesting "Yorkville"-like interior passages

- *Less disruptive lane configuration to a single north-south lane off Price St. rather than "L" shaped existing lane

- *Consolidated improved loading area off of the lane.

- *Consolidated Scrivener Square Space- removing a 6 storey block from Yonge St. edge.

- *Preservation of heritage buildings for 30m back from Yonge St.



*Taller buildings set back at least 29m from Yonge St. property line. Plans are not clear as a 36m tower setback is required to prevent over-hanging the POPS passage.

*Taller buildings are set back from the Neighbourhoods designation within the ABCRA lands, with minimal shadow impact and beyond a 45 degree angular plane.

However.

*The inclusion of a tall building in this location is contrary to current City policy and guidelines for the preferred locations of such buildings. This is not a location where the planned urban structure anticipates a tall building.

*It is not a higher order transit hub with 2 or more intersecting lines where tall buildings may be expected

*The tower will compete with the Clock Tower as an urban focal point within this district.

*City Planning needs to provide an opinion regarding the height and the potential precedent implications if any, on the west side of Yonge street.

We look forward to continuing our work with DiamondCorp, members of the community and the City to produce a building appropriate and deserving of this magnificent site.