

LARCO INVESTMENTS LTD.

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January 15, 2018

DELIVERED BY EMAIL

Toronto East York Community Council
City of Toronto, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Dear Councillors:

RE: AGENDA ITEM TE29.19-767-773 YONGE STREET, CITY FILE NO. 16 118667 ST27 OZ

I refer to our two previous letters of objection to the above noted proposal by Menkes Development Inc. that were directed to the City Planning Department.

It has been our understanding that when a project is brought forward to the City for consideration that the policies pertaining to building separation are to be adhered to and that the impact on adjacent properties would not limit future development. In addition to these two items, we are also concerned with the reduction of the building setback from the south property line, the lack of conformity to the Bloor-Yorkville Midtown Urban Design Guidelines and the size of the floor plate. The application before you should be considered in the context of the neighbourhood and whether it is not only appropriate for the site but that it is in conformity with the current policy. In our opinion, it is not appropriate and that it will have a negative impact on the adjacent properties.

As a neighbouring property owner, we are willing to work with the applicant in the creation of a plan that will not have a negative impact on the future development capability of our property and those of the adjacent land owners. It has been documented in our previous letters of objection, the subject block is already complex and this development proposal will add yet to another layer of complexity. If approved, the long term development opportunity of our properties will be severely restricted.

We respectfully request that you refuse the City Planning Staff's recommendation and ask City Council to instruct staff to work with the applicant and with the abutting property owners in creating a plan that fulfills the requirements of current City policy and limits the impact on the adjacent properties.

Yours truly,

LARCO INVESTMENTS LTD.



per: Art Phillips
Director of Development