

FIVE

CONDOS AT 5 ST. JOSEPH

February 14, 2018

Via email teycc@toronto.ca and councillor_wongtam@toronto.ca.

Ms. Kristyn Wong-Tam
Chair, Toronto East York Community Council
2nd Floor
West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Re: Rezoning application 17 267875 STE 27 OZ 10 Wellesley

Dear Madam:

I am writing on behalf of T.S.C.C. 2516, the condominium corporation for 5 St Joseph Street located in Ward 27, to voice the collective objection of the owners and residents of our 539 units to the aforementioned proposed development at 10-16 Wellesley Street West, 5-7 St. Nicholas Street and 586 Yonge Street.

We are in full support of the City of Toronto Planning staff to present a refusal report for the next TEYCC meeting. The unresolved issues include inadequate setbacks and shadows on every park in the area. The basis of the city staff's report is sound and we echo these concerns. Furthermore, our residents and owners have numerous concerns regarding the development proposal that would unduly compromise the existing amenity of our building.

Our most significant concern is the **undue and unreasonable intrusion of privacy due to inadequate separation distance**. The highrise building of the proposed development is extremely close to the south façade of 5 St Joseph. If approved, it would present significant visual intrusion to the approximately 250 south facing units at 5 St Joseph. The proximity is further exacerbated by the shape and the orientation of 5 St Joseph and the proposed building, as they would be parallel to and directly facing each other. The residents in the south facing units at 5 St Joseph and the north facing units of the proposed building would look directly into the private living space (including many bedrooms) of opposing units in extremely close proximity.

Given the close proximity, we believe the proposed building would also cast shadow that would **significantly reduce the amount of light** (both ambient light and direct sunlight) received by the approximately 250 south facing units.

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The proposed development would create **excessive additional traffic in the immediate neighbourhood** and **put more commuters in busy bike lanes and at an already overcrowded Wellesley subway station**. There are already three buildings currently under development within a block of the proposed site which will no doubt heighten these congestion and overcrowding issues. In addition, St. Nicholas Street is a narrow 2 lane street that cannot handle another residential loading dock and parking entrance, as well as additional retail delivery traffic. We submit that our block will reach or even exceed its proper density capacity once those three buildings are completed, and cannot absorb another high density, high rise development.

We are also concerned that a number of older adjacent buildings on Yonge and Wellesley will be excluded from the development. These buildings are generally poorly maintained and have been sites for vagrants and unlawful activities. We worry that an incomprehensive development plan would further exacerbate concerns of neglected area improvements.

Since the proposed building goes to the edges of lot lines, it is difficult to understand how construction is feasible without disrupting the entire neighbourhood.

From attending the Community Meeting on February 5th, it is apparent that the proposed development does not meet City of Toronto official plan requirements in distance from neighbouring tall buildings, site coverage and setback from Yonge Street.

We want to stress that, as downtown residents and owners, we appreciate and share the desire for downtown urban living, and thus we support responsible growth and intensification along the Yonge and Bay corridor in principal. However, we believe the proposed development give rise to insensitive and obstructive overbuilding that is not in keeping with the city's urban development guidelines and objectives.

We respectfully ask that this proposal be refused at the next TEYCC meeting.

Regards,



Christine Dingemans
President, Board of Directors
Toronto Standard Condominium Corporation 2516 (5 St. Joseph Street)

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