

From: [REDACTED]
 To: [councilmeeting](#)
 Subject: Item TE7.60 St. Clair Avenue West and Bathurst Street Area Planning Framework
 Date: July 15, 2019 10:43:58 PM

Chabad of Midtown Toronto would like to submit a comment for the Council's consideration in their approval of the St Clair Avenue West and Bathurst Street Planning Framework, with regards to the recommendation to transform the corner of St Clair and Vaughn Road to a Park or POPS space (currently known as Albert's Jamaican Restaurant).

Chabad of Midtown,
 is a Jewish organization serving the surrounding community; we currently operate out of 544-546 St Clair Ave west.
 near the corner of St Clair and Vaughn Road. We run a Daycare for **100** Children, a synagogue, and additional community services out of the existing building. We recently purchased the adjacent corner lot at 542 St Clair, the Alberta Jamaican restaurant corner.
 with the goal of expanding our building to address the increased demand for community facilities and the daycare in particular. We are in the process of developing preliminary plans for this expansion.

The proposed designation of a Park or POPS on our lot at 542 St Clair (in addition to the sidewalk widening required in the existing zoning) will effectively inhibit us from building the expansion we have been dreaming of and working towards in the past few years. We feel the building addition and resulting additional daycare spaces, fitness centre, youth lounge and women's Mikvah will do well to serve the community, and will effectively operate as a privately-owned-public space, even if it is not open-air.

We are envisioning a 3-storey addition on the 542 property to house the above noted programs. Although we are permitted by zoning to build additional floors (12 floors), the proposed daycare expansion will not be feasible on a smaller floor plate spread across additional floors. Should the large Park or POPS as shown on the draft Framework be required of us in the redevelopment, we will likely be forced to sell our two properties to a condo developer.

We strongly believe that construction of this facility on the corner of St Clair and Vaughn will greatly contribute to the community and respectfully request the Council to consider an adjustment to the allocation of this corner in the Planning Framework.

Sincerely,
 Rabbi Nechemia Deitch
 And on behalf of the
 Chabad of midtown community