

MTCC 1090  
1901 Yonge Street  
Toronto, Ontario  
M4S 1Y6

14 January 2019

**BY EMAIL**

City Clerk  
Attention: Ms. Ellen Devlin  
Toronto and East York Community Council

Dear Mr. Perks,

**Re: Proposed Development at 22 Balliol**  
**Application Number: TE2.4 – 22 Balliol Street – Zoning Amendment –**  
**Request for Directions Report**

I am writing in my capacity as President of the condominium board of 1901 Yonge Street, a ten-storey condominium on the southeast corner of the intersection of Yonge and Davisville, to express on behalf of its residents and Board our several concerns with the proposed development at 22 Balliol. This letter's concerns echo those in the letter I provided to Mr. Giulio Cescato, the City Planner assigned this file. To reiterate, the residents of 1901 Yonge Street remain concerned that Shiplake Properties has submitted a development proposal that is wholly inappropriate. Our concern is anchored in the following points:

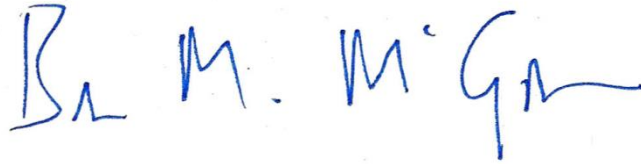
1. The size of the proposed building is completely out of proportion to nearby buildings. At 38 storeys, it is 30 percent taller than the largest building in the area. All the buildings adjacent to it are ten or fewer storeys in height. Moreover, the developer's own architect acknowledged at the public meeting using the buildings at the intersection of Yonge and Eglinton, not those at Yonge and Davisville, as her reference point in designing 22 Balliol.

2. As it is now conceived, the physical footprint of the proposed development will obliterate the paved pathway connecting Davisville and Balliol avenues just east of 25 Davisville Avenue. This path is an important access point to Balliol and the only one between Yonge and Pailton Crescent. To remove this path will greatly reduce pedestrian accessibility, particularly to those with physical disabilities.
3. The demolition of the building now at 22 Balliol and construction of whatever might follow will deprive the area's residents of the only full-service grocery store, a Sobeys, in the area. Again, for people with disabilities, and for those lacking a ready means of transportation, this will create a significant hardship and barrier to accessing the essentials of life.
4. The area has also witnessed dramatic development in recent years with the additions of high-rise towers at 1815 Yonge Street (24 storeys), 99 Davisville Avenue (14 storeys), and 118 Balliol Street (30 storeys). The floorplans for the latter two buildings, viewable at <http://www.shiplake.com/promo/>, make clear the high-density configurations of these buildings. These developments, to say nothing of the rapid development occurring around the intersection of Yonge and Eglinton and along the Davisville-Eglinton portion of Yonge Street, have added significant numbers of people to a relatively small area. As result, the streets are more congested, the sidewalks are more crowded, and what little park space the area possesses is utilized to capacity.
5. The area's public structure is already noticeably strained and ill-equipped to handle further residential development. This is particularly evident at the Davisville subway station, where platforms are so crowded passengers entering after 0800 during rush hour must frequently let several trains go by before boarding. In addition, the station itself has only one entrance consisting of one escalator and one narrow stairway. This entrance must accommodate the entirety of those paying fares. Increasing the area's population density will only compound the strain.

The residents and Board of 1901 Yonge Street further support in its entirety the several related and additional concerns detailed by Mr. Andy Gort, President of SERRA, in his letter to you dated 11 January 2019. We particularly wish the Council to

consider carefully the matter of directing the LPAT to withhold issuing any further orders pending confirmation the area's infrastructure can absorb the strain of any further development of the 22 Balliol site.

Sincerely,

A handwritten signature in blue ink that reads "Bruce M. McGovern". The signature is written in a cursive style with a long horizontal flourish at the end.

Bruce M. McGovern  
President, MTCC 1090 Board of Directors

cc: Mr. Josh Matlow, City Councilor, Ward 12  
Mr. Andy Gort, President, SERRA