



July 29, 2020

Re: 80-82 Bloor Street West
Application Number: 13 248425STE 270Z
Item: TE16.10

Dear City Clerk,

ABC Residents Association is writing in support of the final settlement put forward by the applicant early this week. To begin, we want to thank all of our consultants who worked diligently to pursue a settlement which has achieved a number of extremely important goals for the community. First and foremost, from the outset, it must be made clear that ABC was only willing to consider the proposed development, including its height and density, with a firm commitment from the developer to secure a significant park through the acquisition of the 1240 Bay leasehold interest to the north. When that goal was achieved, ABC then had our consultants carefully review the design aspects of the proposal, which again, resulted in a significant amount of work and changes to the development in order to negotiate a proposed settlement with the developer.

The following are some of the significant revisions to the proposed design, which also implemented the input that ABC had received from City Staff during the negotiation process:

1. The reduction of the overall height of both towers;
2. The relocation of the taller tower to the middle of the site;
3. The setting back of the westerly tower from Bellair;
4. The sculpting of the towers to minimize any adverse shadowing, with a specific focus on the Jesse Ketchum Public School;
5. The reduction of the podium height along Bellair;
6. The creation of a spectacular 6 metre wide and 10 metre tall covered walkway connecting Bloor Street to Critchley Lane;
7. The replacement of 75% office space for a total office replacement of 94,500 square feet; and
8. The creation of a two-storey reveal along both Bellair and Bloor Streets.

In addition to all of the revisions noted above, ABC was also focussed on ensuring that the City Park will be delivered in the future, and as such, ABC will remain involved in resolving this final outstanding issue in support of a settlement for this site, including with the park design process.

It is our opinion that the acquisition of 1240 Bay Street for a park is one of the most significant city building + urban regeneration achievements in the City.

Sincerely,

John Caliendo, ABCRA Co-Chair

Ian Carmichael, ABCRA Co-Chair