

TE15.2.2

March 10, 2020

Ellen Devlin, Secretariat Contact
Toronto & East York Community Council
2nd Floor, West Tower, Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Ms. Devlin,

RE: Proposal for Development - One Delisle Avenue

Please forward this letter to the Community Council Members who will be attending the March 12, 2020 discussion of the aforementioned topic.

We represent the owners of 33 Delisle Avenue and are writing to provide the Community Council Members with our key concerns/comments regarding the proposed development of a condominium tower at One Delisle Avenue. Representatives from our building have worked together with representatives from the condominium buildings at 10 Delisle Avenue and 55 Delisle Avenue, the developer, City Planning, the Deer Park Residents' Group and Josh Matlow's office.

The following are the areas that we believe are of key importance:

1. Expanding Green Space on Delisle Avenue:

It is of critical importance to the street that Delisle Avenue not become another "concrete jungle". Currently, there is a small parkette on the east side of 15 Delisle Avenue which is underutilized due to its small size and poor layout. The developer has agreed to give City Parks a long-term lease (i.e., 99 years or more) for the land immediately west of this parkette up to the boundary of 33 Delisle Avenue in order to provide a much larger green space area in order to increase the enjoyment of the neighborhood. Since this is a critical point for us, **we request that the developer agrees to do this in a legally binding written document as soon as possible as a condition of approval of their plans for the development.** Please confirm forthwith that the City shall make this lease a condition of approval for the development.

2. Minimizing Disruption on Delisle Avenue during Construction:

Delisle Avenue is a narrow two-lane street with a number of condominium and rental buildings, each with its own parking garage entry and front driveway. In addition, Delisle Avenue is used for both parking and truck access to a number of commercial buildings on St Clair West and Yonge Street. As a result, this small street is busy on a daily basis and it is often difficult to navigate the street, even now, when no construction is occurring. In fact, we have had recent examples when minor construction has caused the entire street to be blocked, including the entry into the parking garage of 33 Delisle Avenue. This is an unacceptable situation.

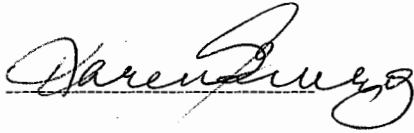
- In order to limit disruption on the street, the developer has proposed using the existing parkette for off-street construction staging. In order to ensure that the developer is able to do this, the City will need to ensure that the City Parks Department allows the developer to use the existing parkette for this purpose. The City may also need to explore the issue of an easement with the owner of 15 Delisle Avenue to allow passage of construction vehicles through the rear of his car park area in order to avoid road closures on Delisle Avenue. Lastly, if the area of the existing parkette is inadequate to manage the number and weight of vehicles and buildings needed for construction staging, the developer must be required to use the land immediately west of the parkette to the border of 33 Delisle Avenue for additional off-street staging rather than park these vehicles on the street.
- Should approval be given to proceed with construction by the City of Toronto, we expect that the developer and relevant City staff will work with the Boards of 10, 33 and 55 Delisle Avenue on a pre-determined basis to monitor and address issues such as lane and sidewalk closures, compliance with City bylaws on construction hours, noise management and mitigation of damage in the neighborhood due to debris and dirt caused by the construction. **We request that the developer agrees to do this in a legally binding written document as a condition of approval of their plans for the development.**

3. Minimizing Disruption on Delisle Avenue after completion of Construction:

The new condominium tower, One Delisle Avenue, is located at a very busy corner for both pedestrian and vehicular traffic. It is often difficult to navigate due to deliveries and visitors to existing businesses and residential buildings. As a result, it is imperative that the design of One Delisle provides for an adequately sized, off-street driveway for deliveries, pick-ups, etc to ensure that the congestion at this corner is not further increased. The developer has addressed the need for this off-street driveway but we believe it is critical that City Planning ensure that the size of this driveway is adequate to address the amount of traffic for the building.

We appreciate your consideration of these issues.

Sincerely yours,



Karen Gilberg

Director, 33 Delisle Avenue

TSCC 1478



Susan Tirimacco

Director, 33 Delisle Avenue

TSCC 1478

CC:

Kevin Friedrich, City Planning Kevin.Friedrich@toronto.ca

Denise McMullan, Planning for Josh Matlow Denise.McMullin@toronto.ca

Representing the Boards of 10 & 55 Delisle Avenue

Tel: (416) 963 4989 Email: director@NADN.org

March 5th, 2020

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Toronto & East York Community Council
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of the Toronto & East York Community Council,
CC Kevin Friedrich (City Planner), Denise McMullin

Re: One Delisle Avenue Proposal from Slate

I am writing on behalf of Delisle Avenue Working Group members who are condo owners on Delisle. We have been meeting with Slate's team, and City staff over the last year regarding the proposal for the condominium at One Delisle Avenue. We have attached an appendix, detailing the dozen or so times the group has convened since early 2019.

SUMMARY OF PROGRESS

We have appreciated Slate's willingness to "come to the table" over the last year, addressing the concerns of our group representing the condo owners that are most directly impacted by the proposed development. Our sincere thanks also to councilor Josh Matlow and city staff, including Denise McMullin and City Planner, Kevin Friedrich, along with members of the City's Urban Planning, and Transportation departments for their guidance and constructive input.

Since our first joint meeting in January 2019, the Working Group feels that significant progress has been made. In particular, we're now satisfied with the improvements made at street level, especially the addition of a dedicated vehicular-driveway and the improved pedestrian experience, with a modified tower setback and changes to the podium on Yonge Street and Delisle Avenue, amongst other revisions.

We believe these items are critical to maintaining the traffic flow and safeguarding pedestrians on Delisle, a street already overburdened with traffic.

Tower Height vs Park Space

From the outset, we had hoped to negotiate the height down from the initial 48-storeys to the mid-30-storeys, but it became clear in meetings from May 2019 that Slate were not willing/able to decrease to anything less than their revised height of 44-storeys.

Councillor Josh Matlow pushed back on the revised proposal 44-storeys during the September 2019 joint meeting at City Hall and insisted Slate produce a “planning outline” of a reimagined project, reduced to below 40-storeys. Slate’s resulting outline meant losing the proposed park extension and building a 12-storey apartment building on the Slate-owned car park, immediately adjacent to 33 Delisle. The Boards of 10, 33 and 55 Delisle are adamant this would be our **least favoured option**.

In short, we can all “live” with the height of the tower at One Delisle, as proposed, under the condition that we secure the increased park space (incorporating the current parkette and land up to the border of 33 Delisle) under the control of Toronto Parks division; thus, of course, guaranteeing no possibility of future development on the car park plot by Slate or any private developer. We feel the resulting increased green space would nicely complement the upscale ambience of our immediate neighbourhood.

Concern Over Height Precedent For Yonge & St. Clair

The Working Group does have an ongoing concern that greenlighting a 44-storey tower for One Delisle sets a precedent for new tall buildings in the area. In particular, the *1485-1525 Yonge Street proposal (Wittington Properties)* is, we feel, *vastly* excessive in its proposed height/scale (across 3 towers, the tallest of which is proposed at 59-storeys) and there is a lack of infrastructure within our neighbourhood to support such an enormous increase in population density. This issue of precedent, though, is beyond the remit of our own Working Group and I understand this has been addressed by the recently approved Yonge & St. Clair Planning Framework Study. Ultimately, such decisions are in the hands of the City. It’s our hope, though, that the City works with the Deer Park Residents Group and concerned community members to ensure that we do not see Yonge & St. Clair become the “new Yonge & Eglinton”.

15 Delisle Avenue Property

The Working Group remains surprised that an agreement could not be reached between Slate and the owner of 15 Delisle Avenue, the small house/office immediately adjacent to the proposed site. Our general understanding is that the owner is 'emotionally attached' to the building, and he has declined several improved offers over the last 3 years, above and beyond current market value. From all the plans we've reviewed, it appears that Slate has nonetheless worked around this existing building, including the addition of our preferred vehicular driveway off Delisle. Although 15 Delisle might be something of an 'architectural oddity' alongside the One Delisle tower, we do not see Slate's failure to acquire this property as an impediment to their current application.

Proposed Staging Area - Approval Required From City

As discussed at our meetings since September, the Working Group unanimously feels it is imperative that, if a construction as large as One Delisle is to proceed, ALL possible measures be taken by both Slate and the City to keep disruption to a minimum, particularly as regards local vehicular traffic and pedestrian flow. We have had a number of recent examples of significant disruption of traffic and pedestrians due to trucks on Delisle, even without major construction.

The proposal that seems to solve a myriad of potential problems is to ensure that a staging area for construction be located at the current City-leased parkette on Delisle. As outlined in plans submitted by Slate in September 2019 and reviewed by City Planner, Kevin Friedrich, along with our Working Group, this would keep on-site construction vehicles off of Delisle Avenue (as much as is possible) and avoid road closures on both Delisle and Yonge for the duration of the build.

Our biggest concern is that our relatively quiet neighbourhood be completely overrun with road closures, noise pollution and building debris. **Our condo boards urge the City to come to an agreement with Slate, allowing the proposed parkette staging area.** We understand this may also require the City explore the issue of an easement, to ensure that the owner of 15 Delisle allows passage of construction vehicles through the rear of his car park area, "for the greater public good", allowing us to avoid extended road closures on Delisle Avenue

Construction - Logistics Plan & Mitigation Meetings

If approval is given by the City of Toronto and Slate begins to schedule construction, our entire Delisle Working Group will reconvene to again represent the concerns of owners on Delisle Avenue. Pre-construction, a final logistics plan should be submitted by Slate, ensuring: no extended lane closures on


Delisle Avenue or Yonge Street; compliance with City bylaws on construction hours; a provision set aside for Slate to mitigate or correct any damage, debris and dirt within our neighbourhood.

We would propose meeting at least every 2 months with Slate and/or relevant City staff once construction begins, monitoring the building's progress and addressing issues as they arise.

CONDITIONAL AGREEMENT

On the proviso that the City agrees to grant permission for the current Delisle parkette area to be used as the construction staging area to avoid road closures, we, the undersigned members of the Working Group, have no objections to Slate's revised development application, as filed on October 18, 2019. We thank the City for their close cooperation during this period of public consultation and for the opportunity to submit our recommendations.

Representing 55 Delisle Avenue's Board of Directors:


Darren A. Lee, #602
director@NADN.org


Donald J. Wagman, #1103
djwagman@rogers.com

Representing 10 Delisle Avenue's Board of Directors:


Ken Villiers, #415
kuvilliers@me.com


David L. Knight, #1404
dlknight@sympatico.ca

APPENDIX

Summary of Working Group Meetings

Here is a comprehensive timeline of meetings that took place over the last year, along with attendees.

- **Jan 11, 2019:** On behalf of the Board of Directors of 55 Delisle condominium, Darren Lee met with Slate Team's **Brandon Donnelly** (Managing Director of Development) and **Georgia Brook** (Community Relations) to fact find more about their submission.
- **Feb 4, 2019:** First private meeting of the **One Delisle Avenue Working Group**, consisting of :
Darren Lee & Donald Wagman: Representing Board of 55 Delisle Avenue Condo
Joseph Bogdan: Representing Board of 33 Delisle Avenue Condo
Ken Villiers & David Knight: Representing Board of 10 Delisle Ave. Condo
Cathie MacDonald: Representing Deer Park Residents' Group
Also in attendance: **Denise McMullin** (Assistant to Councillor Josh Matlow)
- **Apr 5, 2019:** Joint meeting of our Working Group + **Kevin Friedrich** (City Planner), **Brandon Donnelly** & **Lucas Manuel** from Slate.
- **Apr 9, 2019:** Private meeting of Delisle Working Group
- **Apr 25, 2019:** Joint meeting of Working Group + Councillor **Josh Matlow**, **Denise McMullin**, **Kevin Friedrich**, **James Parakh** (Manager, Urban Design), **Gopa Pal** (Transportation Engineering Coordinator). From Slate, **Brandon Donnelly** & **Lucas Manuel** plus several additional Slate architects and planning experts.
- **May 29, 2019:** Joint meeting of Working Group + Councillor **Josh Matlow**, **Denise McMullin**, **Kevin Friedrich**, **James Parakh**, **Gopa Pal**. From Slate: **Brandon Donnelly**, **Lucas Manuel** plus additional Slate architects and planning experts.
- **Jun 5, 2019:** Private meeting of Delisle Working Group
- **Sep 17, 2019:** Joint meeting @ City Hall – 3 Working Group Members (**Cathie McDonald**, **Joseph Bogdan** & **Ken Villiers**) in attendance. City Staff: **Councillor Josh Matlow**, **Denise McMullin**, **Kevin Friedrich** & **James Parakh**. From Slate: **Brandon Donnelly**, **Lucas Manuel**.
- **Oct 18, 2019:** Private meeting of Delisle Working Group
- **Nov 27, 2019:** Joint meeting of Working Group, plus **Kevin Friedrich** and **Brandon Donnelly**.

One Delisle Avenue Working Group

Representing the Condominium Owners of 10, 33 and 55 Delisle Avenue

Tel: (416) 963 4989 Email: director@NADN.org

January 28th, 2020

Rosanne Clement
Manager of Development & Design
Parks, Forestry & Recreation
Metro Hall, 24th Floor,
55 St. John Street
Toronto, ON M5V 3C6

Dear Mrs. Clement,

CC Kevin Friedrich, Councillor Josh Matlow, Denise McMullin

Re: One Delisle Avenue - Parkette Construction Staging Area

Our Working Group has been meeting with Slate's team and City staff over the last year regarding the condominium proposal for One Delisle Avenue.

Our Working Group feels it is imperative that, if a construction as large as One Delisle is to proceed, all possible measures be taken by both Slate and the City to keep disruption to a minimum, particularly as regards local vehicular traffic and pedestrian flow. (We note from recent media reports that Councillor Matlow himself has expressed a strong desire to avoid lane closures due to condominium construction – [Toronto Star, Jan 9th 2020](#).)

The proposal that seems to solve a myriad of potential problems is to ensure that a staging area for construction be located at the current City-leased parkette on Delisle. As outlined in plans submitted by Slate in September 2019 and reviewed by City Planner, Kevin Friedrich, along with our Working Group, this would keep all on-site construction vehicles off Delisle Avenue and avoid lane closures on both Delisle and Yonge for the duration of the build.


Our biggest concern is that our relatively quiet neighbourhood be completely overrun with road closures, noise pollution and building debris. Our Working Group, representing the condo owners on Delisle Avenue, urges the Parks Division to come to an agreement with Slate, allowing the proposed parkette staging area to keep disruption to a minimum.

We note this may require the City explore legal remedies to ensure that the owner of 15 Delisle permits passage of construction vehicles through his current car park area, for the "greater public good" – allowing us to avoid extended road closures on Delisle Avenue.

It's also our understanding that the water-proofing membrane underneath this parkette is now at the end of its useful life, so repairs could be made at the same time as the revitalization and expansion of the park.

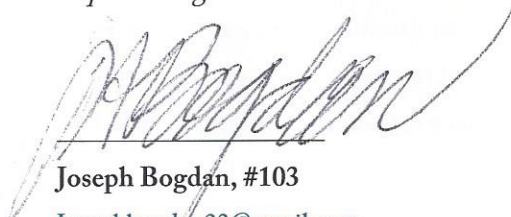
We thank the City for their close cooperation during this period of public consultation and for the opportunity to submit our recommendations.

Representing 55 Delisle Avenue's Board of Directors:

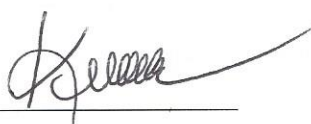

Darren A. Lee, #602
director@NADN.org

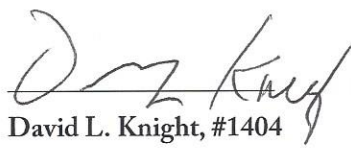

Donald J. Wagman, #1103
djwagman@rogers.com

Representing 33 Delisle Avenue's Board of Directors:


Joseph Bogdan, #103
Josephbogdan33@gmail.com

Representing 10 Delisle Avenue's Board of Directors:


Ken Villiers, #415
kvilliers@mc.com


David L. Knight, #1404
dlknight@sympatico.ca

From: [Darren A. Lee](#)
To: [Toronto East York Community Council](#)
Cc: [Councillor Matlow](#); [Denise McMullin](#); [Kevin Friedrich](#)
Subject: One Delisle Avenue - memos from Working Group condos
Date: March 11, 2020 9:25:07 AM
Attachments: [image001.png](#)
[Delisle Working Group - Memo to City \(Mar 5\).pdf](#)
[33 Delisle - Letter to Community Council 2020-March-10.pdf](#)
[Delisle Working Group - Parks Department Letter -SIGNED \(29.1.2020\).pdf](#)
Importance: High

**Dear Ms. Devlin, Administrator – Toronto & Easy York Community Council,
cc Councillor Matlow, Denise McMullin, Kevin Friedrich**

I am writing on behalf of our Delisle Working Group, which has been meeting over the last year with City staff and the developer, Slate, representing a large majority of the homeowners on Delisle Avenue.

Please find attached 2 signed memos (the first representing the Board of Directors for 10 and 55 Delisle Ave, the second from the BOD of 33 Delisle Ave.) offering our feedback regarding the application from Slate for the One Delisle Avenue condo project. We previously sent a letter (*Jan 28, 2020*) to Roseanne Clement, the Manager of Development & Design, Toronto Parks Division to emphasize what we see as the vital need for off-road construction staging at the current Delisle Parkette – a copy of that letter is also attached, for the benefit of Community Council members.

Our understanding is that Councillor Matlow will be unable to attend the Toronto & Easy York Community Council meeting this Thursday, Apr 7th due to Coronavirus related self-isolation, so our assumption is that Agenda Item **TE14.8** will go ahead as scheduled. Please ensure that the attached memos are distributed to all the relevant councilors and staff ahead of tomorrow's meeting.

In addition, if the vote proceeds as scheduled and comments from the public are permitted ahead of that, both myself, Darren Lee (55 Delisle Avenue) and Dr. Karen Gilberg (33 Delisle Avenue) will be in attendance and would welcome the opportunity to briefly address this meeting.

Sincerely,

Darren A. Lee, Executive Director
National Academy of Distinguished Neutrals
Canada: 55 Delisle Avenue #602, Toronto ON M4V 3C2
USA: 104 Churchill Way, West Palm Beach, FL 33411
T: (813) 600-5678 | director@nadm.org | www.NADN.org
CLE Retreat – www.NADN.org/retreat
Youtube: <https://youtu.be/CS9beHjCtAO>



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March 10, 2020

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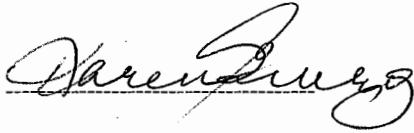
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Summary of Working Group Meetings

Here is a comprehensive timeline of meetings that took place over the last year, along with attendees.

- **Jan 11, 2019:** On behalf of the Board of Directors of 55 Delisle condominium, Darren Lee met with Slate Team's **Brandon Donnelly** (Managing Director of Development) and **Georgia Brook** (Community Relations) to fact find more about their submission.
- **Feb 4, 2019:** First private meeting of the **One Delisle Avenue Working Group**, consisting of :
Darren Lee & Donald Wagman: Representing Board of 55 Delisle Avenue Condo
Joseph Bogdan: Representing Board of 33 Delisle Avenue Condo
Ken Villiers & David Knight: Representing Board of 10 Delisle Ave. Condo
Cathie MacDonald: Representing Deer Park Residents' Group
Also in attendance: **Denise McMullin** (Assistant to Councillor Josh Matlow)
- **Apr 5, 2019:** Joint meeting of our Working Group + **Kevin Friedrich** (City Planner), **Brandon Donnelly** & **Lucas Manuel** from Slate.
- **Apr 9, 2019:** Private meeting of Delisle Working Group
- **Apr 25, 2019:** Joint meeting of Working Group + **Councillor Josh Matlow**, **Denise McMullin**, **Kevin Friedrich**, **James Parakh** (Manager, Urban Design), **Gopa Pal** (Transportation Engineering Coordinator). From Slate, **Brandon Donnelly** & **Lucas Manuel** plus several additional Slate architects and planning experts.
- **May 29, 2019:** Joint meeting of Working Group + **Councillor Josh Matlow**, **Denise McMullin**, **Kevin Friedrich**, **James Parakh**, **Gopa Pal**. From Slate: **Brandon Donnelly**, **Lucas Manuel** plus additional Slate architects and planning experts.
- **Jun 5, 2019:** Private meeting of Delisle Working Group
- **Sep 17, 2019:** Joint meeting @ City Hall – 3 Working Group Members (Cathie McDonald, Joseph Bogdan & Ken Villiers) in attendance. City Staff: **Councillor Josh Matlow**, **Denise McMullin**, **Kevin Friedrich** & **James Parakh**. From Slate: **Brandon Donnelly**, **Lucas Manuel**.
- **Oct 18, 2019:** Private meeting of Delisle Working Group
- **Nov 27, 2019:** Joint meeting of Working Group, plus **Kevin Friedrich** and **Brandon Donnelly**.

One Delisle Avenue Working Group

Representing the Condominium Owners of 10, 33 and 55 Delisle Avenue

Tel: (416) 963 4989 Email: director@NADN.org

January 28th, 2020

Rosanne Clement
Manager of Development & Design
Parks, Forestry & Recreation
Metro Hall, 24th Floor,
55 St. John Street
Toronto, ON M5V 3C6

Dear Mrs. Clement,

CC Kevin Friedrich, Councillor Josh Matlow, Denise McMullin

Re: One Delisle Avenue - Parkette Construction Staging Area

Our Working Group has been meeting with Slate's team and City staff over the last year regarding the condominium proposal for One Delisle Avenue.

Our Working Group feels it is imperative that, if a construction as large as One Delisle is to proceed, all possible measures be taken by both Slate and the City to keep disruption to a minimum, particularly as regards local vehicular traffic and pedestrian flow. (We note from recent media reports that Councillor Matlow himself has expressed a strong desire to avoid lane closures due to condominium construction – [Toronto Star, Jan 9th 2020](#).)

The proposal that seems to solve a myriad of potential problems is to ensure that a staging area for construction be located at the current City-leased parkette on Delisle. As outlined in plans submitted by Slate in September 2019 and reviewed by City Planner, Kevin Friedrich, along with our Working Group, this would keep all on-site construction vehicles off Delisle Avenue and avoid lane closures on both Delisle and Yonge for the duration of the build.


Our biggest concern is that our relatively quiet neighbourhood be completely overrun with road closures, noise pollution and building debris. Our Working Group, representing the condo owners on Delisle Avenue, urges the Parks Division to come to an agreement with Slate, allowing the proposed parkette staging area to keep disruption to a minimum.

We note this may require the City explore legal remedies to ensure that the owner of 15 Delisle permits passage of construction vehicles through his current car park area, for the "greater public good" – allowing us to avoid extended road closures on Delisle Avenue.

It's also our understanding that the water-proofing membrane underneath this parkette is now at the end of its useful life, so repairs could be made at the same time as the revitalization and expansion of the park.

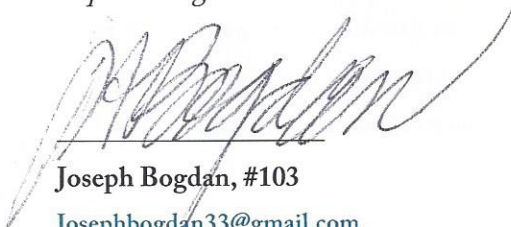
We thank the City for their close cooperation during this period of public consultation and for the opportunity to submit our recommendations.

Representing 55 Delisle Avenue's Board of Directors:

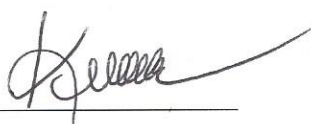

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