

March 24, 2020

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

Dear Ms Devlin,

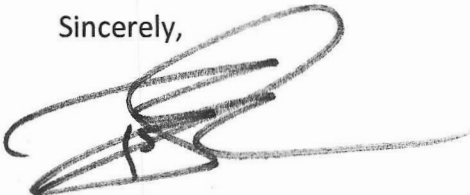
**RE: Proposal for Development – One Delisle Avenue**

Please forward this letter to the Community Council.

On March 5, 2020 two members of the Board of Directors of our condominium building at 10 Delisle (TSCC 1591) signed a letter to the Toronto & East York Community Council dated March 5, 2020 concerning the One Delisle Avenue development application stating that they represented 10 Delisle's Board of Directors.

Unfortunately, that letter did not accurately reflect the views of our Board of Directors. As a result our Board of Directors has decided today to advise you that we withdraw our support for the letter of March 5, 2020 and substitute the attached letter dated March 24, 2020 which does reflect the views of our Board of Directors.

Sincerely,



Barry Siskind  
President, TSCC 1591



Ian Tod  
Secretary, TSCC 1591



Jordan Stern  
Director, TSCC 1591

CC: Representatives of 33 Delisle  
Representatives of 55 Delisle  
Councillor Matlow  
Kevin Friedrich, Planner

March 24, 2020

Ellen Devlin, Secretariat Contact  
Toronto & East York Community Council  
2<sup>nd</sup> 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.

The Board of Directors of the condominium at 10 Delisle Ave (TSCC 1591) are writing to you to provide the Community Council members with our key concerns/comments regarding the proposed development of a condominium tower at One Delisle Ave. Representatives from our building have worked together with representatives from the condominium buildings at 33 Delisle Ave and 55 Delisle Ave, 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 Ave:**

It is of critical importance to the street that Delisle Ave not become another "concrete jungle". Currently, there is a small parkette on the East side of 15 Delisle Ave 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 park at up to the boundary of 33 Delisle Ave in order to provide a much larger greenspace 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 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 Ave During Construction**

Delisle Ave 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 Ave is used for both parking and truck access to a number of

commercial buildings on St Clair West and Yonge St. 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 Ave. 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 Ave to allow passage of construction vehicles through the rear of his car park area in order to avoid road closures on Delisle Ave. 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 Ave 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 the relevant city staff will work with the Boards of 10, 33 and 55 Delisle Ave 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 Ave After Completion Of Construction**

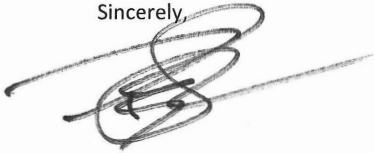
The new condominium tower, One Delisle Ave, is located at a very busy corner for both pedestrian and vehicular traffic. It is often difficult to navigate due to deliveries and visitors to existing businesses and residential buildings. As a result, it is imperative that the design of One Delisle provides for an adequately sized, off-street driveway for deliveries, pickups 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 that City Planning ensure that the size of this driveway is adequate to address the amount of traffic for the building.

#### 4. The Proposed Height of One Delisle Avenue

At the proposed height of 44 stories, the proposed development is a significant departure from traditional development in the local area. We note that the final report from City Planning dated February 25, 2020 reflects the recommendation of City Planning to approve the development at this height. We also note that the Community Council meeting originally scheduled for March 12, 2020 was deferred to April 7, 2020 (or some future date) in order for further discussions to take place. We would urge City Planning and the Councillor to approach the developer to see whether any further reduction in height of this development could be achieved.

We appreciate your consideration of these issues.

Sincerely,



Barry Siskind  
President, TSCC 1591



Ian Tod  
Secretary, TSCC 1591



Jordan Stern  
Director, TSCC 1591

CC: Representatives of 33 Delisle  
Representatives of 55 Delisle  
Councillor Matlow  
Kevin Friedrich, Planner