

West Don Lands Committee

TE19.5.6

By email: teycc@toronto.ca

Citizens for the Old Town

Corktown Residents & Business Association

Distillery Historic District

Dixon Hall

Enoch Turner Schoolhouse Foundation

Friends of Corktown Common

Goederham & Worts Neighbourhood Association

Little Trinity Anglican Church

St. Lawrence Market Neighbourhood BIA

St. Lawrence Neighbourhood Association

Task Force to Bring Back the Don

October 13, 2020

Toronto & East York Community Council
City of Toronto

Dear Chair and Members of the TEYCC:

Re: TE19.5 - 373 Front Street East and 90 Mill Street - Zoning Amendment

We are writing on behalf of the West Don Lands Committee (WDLC), a coalition of community-based neighbourhood, business, service, environmental and heritage organization that has been actively involved in the revitalization of the West Don Lands since 1997.

The WDLC strongly supports the opportunity to create a significant level of new affordable rental housing through this development. Ensuring income diversity and affordability in the West Don Lands has been an important part of the community vision for this new community.

We want to acknowledge the willingness of the developer, Dream/Kilmer/Tricon, to work with the WDLC from the early stages of this development to refine the design for these three blocks. Similarly, we appreciate having the ongoing opportunity to identify and address concerns with the developer through the Working Group convened by Councillor Wong-Tam and Henry Tang, City Planner.

Massing and Design – 373 Front Street: The WDLC supports the massing, architectural design and the recommended re-zoning for the part of the development located at 373 Front Street. The architectural treatment reflects the goal of design excellence that has been the hallmark of Waterfront Toronto initiated precincts. The final form has been developed with input from WDLC members, including residents of 70 and 80 Mill St. who will be most directly affected. Improvements to the interior POPS space and adjustments to the massing along the proposed new east-west street have responded directly and constructively to concerns raised through consultations with the developer.

New East-West Street: There are continuing concerns regarding the operation of the new east-west street which are being explored through discussions between the 70 and 80 Mill owners, Dream/Kilmer/Tricon, City of Toronto and the WDLC. These concerns include ensuring acceptable access to loading and servicing for 70 and 80 Mill and adequate safety measures for pedestrians and vehicles in light of the need for heaving service vehicles to back onto the new east-west street. It will be important that the ongoing approval process makes sure that these concerns can be adequately addressed.

90 Mill Street: The WDLC cannot support the proposed massing for this part of the development. The separation of 5.5 metres between 80 Mill and the west façade of 90 Mill will impair conditions for existing 80 Mill residents and the future residents of 90 Mill, all of whom will have windows overlooking this narrow separation and will experience diminished light quality in the lower units. The 11-storey height sought by the developer exceeds the ~7storey limit of the existing RA zoning and the 8-storey height recommended in the WDL Block Plan and Design Guidelines (2006). This additional height will exacerbate the negative impact of the sub-optimal separation distance.

The WDLC acknowledges that the developer has made modifications to its original proposal to mitigate some of the negative effect by reducing some of the originally proposed height and repositioning the top storeys. It has also committed to working with the affected residents of 80 Mill St. to maximize privacy and explore exterior materials that could improve light penetration. However, given the very significant impact on both current and future residents, the WDLC cannot support the application for additional height on this block.

S.37 Benefits: We note the requirement to provide \$524,000 in S.37 benefits to be used for parkland and streetscape improvements. We ask that the TEYCC direct that the WDLC and the Gooderham & Worts Neighbourhood Association be consulted on the application of these funds.

373 Front Street Community Space: We also ask that city staff be directed to consult with the WDLC members on the use of this space.

Thank you.

Yours truly,



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Co-Chairs, West Don Lands Committee

cc. Councillor Wong-Tam
 Michelle Ackerman
 Henry Tang