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October 31, 2019

[www.bentallgreenoak.com](http://www.bentallgreenoak.com)

Mayor John Tory  
Office of Mayor John Tory  
100 Queen Street West  
Toronto, ON, M5H 2N2

**Re: Yonge Tomorrow Study**

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Dear Mayor Tory:

BentallGreenOak represents 10 Dundas Street East, a cultural landmark and significant stakeholder within the Downtown Yonge Business Improvement Area (DYBIA). On behalf of 10 Dundas East, BentallGreenOak is writing in connection with the Yonge Tomorrow design study and more specifically, its serious concerns regarding the potential reconfiguration of the sidewalk and roadway along Yonge Street from Queen Street to College Street. We understand that a number of options are being considered to improve pedestrian flow and experience through downtown Yonge Street. An interim report dated October 2, 2019, outlines several of those pedestrianization alternatives which generally take aim at increasing sidewalk widths and reducing driving lanes.

We are particularly concerned that the proposed alternatives have been formed without the benefit of supporting data (none provided to-date), and that recommendations have subsequently been made to the Infrastructure and Environment Committee for short-listing and public consultation. The advancement of these recommendations without scientific and economic rigor run the risk of being counter-productive to our shared interests. Our property takes tremendous pride in the responsibility we bear to provide Torontonians and visitors to our great city with a memorable experience. In that regard, our interests are completely aligned.

BentallGreenOak is requesting a more collaborative approach which requires further transparency and analysis of the options being considered. BentallGreenOak believes that removing vehicular traffic from Yonge Street will not strengthen the economic viability of our globally-recognized commercial hub. Our retailers and the customers they serve, and the millions of annual visitors to the square are served every day, both directly and indirectly, by vehicular access on Yonge Street and the plans being advanced put those interests in peril.

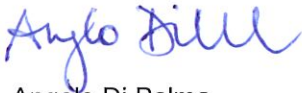
Our outdoor displays – beyond their advertising value to our property – have become a unique experiential element to the ambiance of our square. The economic viability of this technology relies on our ability to achieve a certain reach and number of impressions that are supported by both vehicular and pedestrian traffic. The current plans for the pedestrianization of Yonge Street directly and negatively impacts the business model that we have built in to this multi-decade investment.

We would be pleased to explain these and many other concerns in greater detail with you and/or members of your staff to provide you with a more fulsome appreciation for the ramifications of the

decisions being evaluated for Yonge Street. We appreciate your consideration of the above-noted concerns and your inclusion of critical economic criteria in the thought process to ensure that your strongest allies in the vitality, growth and reimagination of downtown Yonge Street are not inadvertently and permanently damaged.

Please continue to consider us an active and motivated partner in your vision for a better Yonge Street and we are hopeful that our perspectives will be included and heeded in future decision making.

Yours truly,



Angelo Di Palma

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