



February 19, 2021

Toronto and East York Community Council  
Toronto City Hall  
100 Queen Street West  
Toronto ON M5H 2N2

**Re: TE23.54 Action: 510-528 Yonge Street and 7 Breadalbane Street - Official  
Plan Amendment Zoning By-law Amendment and Rental Housing Demolition  
Applications - Preliminary Report (Ward 13)**

Dear Members of the TEYCC:

The BCCA recognizes that this development proposes a large building height and massing project for this site which is within our highly intensified catchment area.

As intensification continues to grow, there is increased demand for a public realm which is fundamental to urban life. Significant community benefits and a foreseeable plan is germane to the design and wellbeing of safe, green, livable and vibrant communities in our downtown core.

We interpret the Preliminary Staff Report to be suggesting the need for further discussion regarding this site. The BCCA would be interested in learning what Kingsett Capital might propose doing to create, encourage and support Breadalbane St. as a (more) meaningful place for the neighbourhood.

Sincerely,  
BCCA Executive Team  
M. Tait-McClellan, President  
N. Waite, Treasurer  
C. Carnevali, Secretary  
J. Candido, Member at Large  
C. Dingemans, Member at Large

cc: Councillor Kristyn Wong-Tam, Ward 13, Toronto Centre  
Lynda Macdonald, Director , Community Planning, City of Toronto  
David Sit, Manager, Community Planning, Downtown Section City of Toronto  
Matthew Zentner Planner, Community Planning, City of Toronto  
Tom Giancos, Senior Vice President, Urban Development KingSett Capital