



East Annex Condominiums Association

May 5, 2021

By Email

Mr. Barry Brooks, Senior Planner
City of Toronto Planning Department
100 Queen Street West, 12th floor
Toronto, ON M5H 2N2

Dear Mr. Brooks:

Re: 208 Bloor Street West Application (presently medical offices and restaurants)

This letter provides comments on the applicant's information meeting held on April 26, 2021, at which EACA representatives highlighted these following key points.

1. First and foremost, 208 Bloor West is a small site that is close to being the narrowest frontage with the shallowest depth of the properties on the block. The proposed building is overdevelopment on the small lot, seeking a height comparable to the tall towers situated on large lots with considerable street frontages (e.g. Exhibit and One Bedford).
2. Further, the large developed sites on the block have excellent access for vehicles of all sizes on their own properties; whereas the proposal does not and cannot provide this.
3. This is a "canyon" block with a 62-metre height limit, above which tower setbacks from all lot lines apply. However, this lot is too small for any side yard setbacks. The point of tower setbacks is to avoid the prospect of an overwhelming and massive continuous building wall to 100 metres in height on the block.
4. The building height proposed for this "canyon building" is significantly taller than the permitted 62-metre height for a canyon building on this block of Bloor Street.
5. Towers that exceed the permitted canyon height of 62 metres must set back 12.5 metres on the east and west side lot lines with abutting neighbours as per the tall building requirements, which is not achieved in this proposal.
6. The density proposed is 17 times the site area.
7. From a review of the applicant's plans, it was noted that the proposed height of 105.4 metres is 5 metres taller than 200 Bloor Street West (Exhibit), which is a 32-storey building. Due to high floor-to-floor heights, the proposed 29 storeys are equivalent to a conventional 32-storey building. The architect advised the height would not exceed 100 metres, the height of Exhibit. However, the overall height proposed on this size of property is excessive.
8. The project architect (BDP Quadrangle) said the rear yard setbacks to the north are 5.5 metres for the commercial portion of the building and 7 metres for the residential portion.
9. The vertical fins and horizontal metalwork project 450 millimetres - or 1-½ feet - beyond the Bloor street property line. This is not legally permitted and could present a pedestrian hazard of

falling ice on the sidewalks below. The architect advised these will not extend beyond the property line.

10. The architect advised that the currently proposed profile of the terracing - including floor levels and depth on the Bloor street terraces - will be adjusted to exactly match up with the 206 Bloor Street West terraces (Museum House) to avoid serious conflicts as there is no separation between the balconies.
11. It is noted that the shadowing on 206 Bloor West's terraces and the landscaped podium amenity area of 200 Bloor West would be avoided in the mid afternoon with a lower tower.
12. There are no windows on the east or west facades.
13. Exhibit would face a metal-clad, blank wall above Museum House, of a comparable height and at a distance of approximately 12 metres from their property line.
14. 45.8% of the current commercial space will be replaced, and the occupancy of the commercial space is not known at this time, noting that the types of office uses are changing.
15. The proposed truck-turnaround movements would encroach on a City-owned parcel that is not subject of an easement in favour of 208 Bloor West. This City parcel has been the subject of extensive community, Planning, TTC and Councillor discussion for an interim community green outdoor space, although it is ultimately slated for the TTC's use. It is not available for 208 Bloor West to remedy its access deficiencies.
16. The applicant has agreed to provide a detailed wind study to assess potentially hazardous wind conditions created on the exterior terraces, common outdoor amenity space and balconies of 206 and 200 Bloor Street West, and to identify mitigation measures.
17. Ron Schmidt, the president of the board of directors for 200 Bloor Street West (Exhibit), stated they have received an expert legal opinion that, in essence, would not allow 208 Bloor Street West to access the north-south private driveway for the proposed change in use from commercial.
18. There were comments by the applicant and City representatives that city real estate staff is exploring the possibility of securing use of the east-west public lane north of the property, now exclusively used by the Royal Sonesta Hotel.
19. The applicant is re-occupying the building in May with its former tenants after having carried out an extensive rehabilitation program following an electrical fire.

Yours truly,

East Annex Condominiums Association (5005926 Ontario Inc.)

Bronwyn Krog, Chair

Copies:

Councillor Mike Layton

Ornella Richichi, Plazacorp

Les Klein, BDP Quadrangle

EACA board of directors - for distribution to residents