



Toronto and East York Community Council
C/O Secretarial Contact, Ellen Delvin
Via email: teycc@toronto.ca

May 17, 2021

Re: **TE25.8 626 Church Street – Zoning Amendment Application – Request for Direction
And
TE25.9 Inclusion on the City of Toronto Heritage Register, Intention to Designate under
Section IV, Section 29 of the Ontario Heritage Act – 625 Church Street**

The subject property is within the footprint of the Bloor Street East Neighbourhood Association (BENA) which is an incorporated non-profit community association. We are writing in support of the recommendations contained in the Staff Report along with the recommendations of the Heritage Preservation Board.

The applicant held both pre-application meetings and a Working Group meeting with the community to which we attended. In addition, to the required Public Meeting, the City's Planning department also held a Working Group Meeting. The applicant made several changes to the plan based on the feedback provided by the community, however the concerns regarding height and massing were largely not addressed. Additionally, at each and every meeting we expressed concern that the building would be designated as a heritage site and the parameters set by the City had not been determined.

Height and Massing

We concur with the City that the application "does not provide adequate transition between areas of different intensity and scale". Additionally, as indicated in the Staff Report the proposed tower floor plate is in excess of the City's Guidelines of 750 sq mtrs at 1,198 and 900 sq mtrs higher up. While the development does not add new shadows, they are much closer and add to those already approved. Additionally, the large floor plates make Hayden Street into the feeling of a boxed canyon. We also have concerns that the height as proposed will have shadow impacts on the applicant's own land at 200 Bloor Street East, Manulife's Head office. These grounds provide a beautifully manicured green space which is the envy of many. In fact, BENA attended the 1 Bloor St West Working Groups and worked to ensure that the shadows from that development did not impact these lands.

Heritage Conservation

From the first meetings held with the applicant, concern was expressed that until the heritage component was defined by the City, the rest of the development could not be properly analyzed. Hopefully the Staff Report for the Heritage Designation will be approved and we can look forward to a plan that addresses the defined heritage components.

We hope that the City and the applicant can work together to address the remaining issues and also address or provide mitigations to the concerns of the residents in the area. We note that the Section 37 benefits represent good additions to the community, however they should not trump good planning.

Respectfully submitted on behalf of BENA
Linda A Brett, President BENA