

14 April 2022

Sent via E-mail

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

Attention: Ms. Ellen Devlin

Dear Members of the Toronto and East York Community Council:

**Re: TE32.12 - 137-149 Church Street – Zoning Amendment Application – Request for
Direction Report
City of Toronto Planning Application Number: 18 174573 STE 27 OZ**

We are writing on behalf of 5012320 Ontario Inc., Mottys Camera and Antiques Inc., and 2548030 Ontario Ltd, the owners of the properties at 151 and 155 Church Street and 24-26 Dalhousie Street (referred to as “Neighbouring Properties”), with respect to Item TE32.12 on the agenda of the Toronto and East York Community Council (the “TEYCC”) meeting scheduled for 21 April 2022: 137-149 Church Street - Zoning Amendment Application - Request for Direction Report.

The Request for Direction Report recommends, among other things, that City staff attend the Ontario Land Tribunal in support of the revised Zoning By-law Amendment application for the lands at 137-149 Church Street (the “Subject Property”) as generally described in the report.

Our clients have serious concerns regarding the proposed development of the Subject Property (the “Proposed Development”) and respectfully request that the TEYCC and Council not support the Proposed Development at the hearing before the Ontario Land Tribunal.

The Neighbouring Properties are located immediately north of the Subject Property, with 151 Church Street, which is part of the Neighbouring Properties, directly adjoining 149B Church Street, which is part of the Subject Property. It is our clients’ view that the Proposed Development will have a negative impact on the Neighbouring Properties and the potential to redevelop and intensify the Neighbouring Properties in accordance with the policies of the City of Toronto Official Plan.

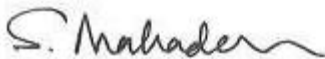
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Our clients request that the TEYCC and Council consider the following concerns relating to the Proposed Development and not support staff's recommendations as provided in the Request for Direction report.

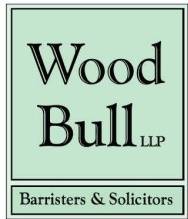
- Our clients are proposing to redevelop the Neighbouring Properties for a mixed-use development, including a medical centre and residential uses, in the range of 13 to 14 storeys, and the Proposed Development and its height and setbacks will adversely affect our clients' plans to redevelop the Neighbouring Properties.
- The tower setback to the north provided for the Proposed Development is inadequate and does not adhere to minimum development standards and the City's policies and guidelines relating to minimum required setbacks.
- The overall intensity, height and scale of the Proposed Development is excessive and does not have adequate regard for the scale of existing developments along Church Street and Dalhousie Street nor provide an appropriate transition to adjacent lands including the Neighbouring Properties.
- The substantial increase in vehicular traffic and the proposed location of the underground parking entrance to the Subject Property will have an undue adverse impact on pedestrian safety and the existing and proposed development at 24-26 Dalhousie Street.
- Our clients are concerned that the location of the tower on the Proposed Development in combination with other towers in the area will adversely affect the helicopter flight path and result in increased helicopter traffic weaving above the Neighbouring Properties and other properties in the area.
- The Proposed Development does not conform with the City of Toronto Official Plan, is not in keeping with the intent and purpose of OPA 352 and OPA 406, and does not have appropriate regard to the City's Tall Building Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines

Yours very truly,

Wood Bull LLP

A handwritten signature in black ink, appearing to read "S. Mahadevan", is written over a light blue horizontal line.

Sharmini Mahadevan



14 April 2022

c. Hossein Motevalli
Jonathan Tekela