



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

April 20, 2022

**Re: TE32.42 - 47-65 Huntley Street, 2-18. 24, and 26 Linden Street, and 1-11 Selby Street – Official Plan and Zoning By-law Amendment and Rental Housing Demolition Application – Preliminary Report**

Dear Members of the Toronto and East York Community Council;

The Bloor Street East Neighbourhood Association (BENA), is an incorporated Non-Profit Community Association. The Association has as its members - business; including the Post Media Building and Rogers Communications (corporate head offices at 333 Bloor St E, 1 Mount Pleasant and 350 Bloor St E); Condominium Corporations; Churches; purpose built rental buildings; as well as individuals who are within our footprint. The subject property is not within our area; however, we are directly north and east thus would be impacted by this development including the major portion of its shadows.

We support the Staff recommendation of a Study of the area where the application is situated.

In that regard we have the following requests and recommendations:

1. Several of the current owners of the properties are under a conditional sale contingent on the approval of the application. We request these owners be required to disclose their conflict of interest in any discussion relating to the project and the long-term plan for the lands at any meetings conducted by the City.
2. The Study take into consideration the entire area that is defined as St James Town: **"a neighbourhood of Toronto, Ontario, Canada.** It lies in the northeast corner of the downtown area. The neighbourhood covers the area bounded by Jarvis Street to the west, Bloor Street East to the north, Parliament Street to the east, and Wellesley Street East to the south."  
We request that the study consider the built form and population mix of the entire area.
3. A historical inventory and potentially designations be taken of the Study area.
4. The traffic and nature of the traffic form part of the report. Significant commercial vehicles use these roads to service 365 Bloor St E (including No Frills) and Rogers Communications. The type of use of the road may influence the type of use of any redevelopment.
5. Consideration be given to moving the report to the Planning and Housing Committee. The application states "this site is a perfect place to test that large redevelopment projects can in fact, and should, strengthen the urban communities." This statement tests the approved secondary plan for the Downtown – TOCore. The Staff Report is a significant deviation from the Official Plan and Secondary Plan.

TOCore went through the Planning and Growth Management Committee on May 1, 2018 and these properties were subject to representations by owners of these properties. Additionally, the IBI Group (PG29.4.34) dated April 30, 2018 requested the area be re-zoned Mixed Use at the request of nine of these properties. The Chair, Councillor Shiner requested the Chief Planner to respond to these representations which was done. The Planning and Growth Management Committee voted to allow TOCore to stand, including the inclusion of this land as "Neighbourhoods". This was in turn approved by Council and the Province of Ontario. We believe this is a significant issue that could affect the pockets of "Neighbourhood" designation within the TOCore Secondary Plan and as such has wider implications than this small area. Due to the wider implications, and the previous review by the Planning and Growth Management Committee, we believe the Study properly belongs with the equivalent Committee.

In conclusion, our connection to Upper Jarvis Neighbourhood Association started in the formation of BENA and was considered one of our strengths. We had representation at each other's meetings while recognizing the different challenges each Association faced. We are saddened to see this potential resident led development application dividing this community.

Respectfully submitted;

Linda Brett, President BENA

On behalf of the Bloor Street East Neighbourhood Association (BENA)

Cc: Councillor Wong-Tam

Bcc. Members of the BENA Operations Committee