



Thursday June 23, 2022

TEYCC

Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

**Re: Agenda Item No.: TE34.7
95 St. Joseph Street Official Plan and Zoning Amendment Application**

To the members of the TEYCC,

The Bay Cloverhill Community Association (BCCA) gives limited support to the Daniels Development Corp for their re-purposing of this site as a mixed use institutional/residential tower.

We accept that 95 St. Joseph Street is a re-development site within the BCCA catchment area. The Basilian Seminary at 95 St. Joseph Street no longer functions as the home and workplace of the Basilian Priests. We believe it is inevitable that this site will be re-developed in some form.

The Province of Ontario and the City of Toronto have legislated that there will be population intensification development in the Downtown which includes this site.

The BCCA has three (3) outstanding issues for the 95 St. Joseph site, namely:

- Height of the tower at 39 storeys
- Increased ground level setbacks for both the south and east faces of the institutional podium
- Transition of this site in relation to its proximity to Bay Street

We hope that discussions between the BCCA and Daniels can continue.

Thus, based on the outstanding unresolved issues, our BCCA support for the re-zoning of 95 St. Joseph Street is conditional at this time.

Sincerely,

Bay Cloverhill Community Association Board

CC: Robin Buxton Potts, Acting Councillor, Ward 13
Leontine Major, Community Planner on the file
Alex Teixeira, Planning Manager, Downtown Section
Gregg Lintern, Chief Planner, City of Toronto
Mary MacDonald, Acting Director, Heritage Services
Remo Agostino, Daniels Development Corp.