

Instructure and Environment Committee
City of Toronto
Toronto City Hall
100 Queen Street West,
Toronto, Ontario M5H 2N2

Via email to iec@toronto.ca

Dear Chair McKelvie and Committee Council Members:

**RE: IE1.4 – Cycling Network Plan: ActiveTO Yonge Street Cycling Network Expansion
Tenblock Support for Making the Midtown Yonge Complete Street Permanent**

We are writing to provide our strong support for the **Midtown Yonge Complete Street Pilot to be made permanent** between Bloor Street and Davisville Avenue. Tenblock is a longstanding developer and owner of apartment buildings in Toronto. Currently we have over 5,000 new apartments proposed via active planning applications in Toronto, with applications for an additional 1,000 new apartments (both rental and condominium) scheduled for 2023.

Tenblock is striving to be a trailblazer among housing developers in the City in the design, provision, and promotion of bike-friendly facilities. For our developments this will include, at a minimum, the inclusion of:

- best-in-class designed bicycle parking areas,
- amenities that support cycling use, and
- dedicated bike elevators and/or access ramps.

In addition, our proposals incorporate Bike Share Toronto stations to further support the network's fast expansion throughout the City. We are aware of the clear goals of the City and the local community on the importance of sustainability and we are cognizant of the environmental impacts of development and transportation. Proactively as a core part of our sustainability strategy, we incorporate design decisions that support alternative transportation options to our developments. This includes aligning with the City's direction to shift away from personal vehicle use to promote active modes of transportation by significantly reducing motor vehicle parking. In turn, reducing motor vehicle parking allows us to deliver housing and commercial space faster and cheaper, as well as help our projects achieve higher tiers of the Toronto Green Standard.

Our largest project, at 25 St. Mary Street, is located just south (within 200 metres) of the major intersection of Yonge and Bloor. The project is designed to comprehensively support multi-modal transportation given its location in the heart of downtown.

- It will prioritize cycling-supportive infrastructure for residents who select cycling as part of their lifestyles and **is not proposed to include any resident car parking**.
- The development proposal (as of a November 2022 resubmission) consists of two new towers at 54 and 59 storeys linked by a podium.
- It proposes to add 1,283 homes to the community, of which a minimum of 259 units would be rental replacement homes.
- The proposal also includes important City-building components of a proposed daycare facility that would meet City requirements, along with at-grade retail uses, and a new public park.
- The retail space is envisioned, at least in part, as a bike café which would function as a hybrid retail space with a publicly-accessible café and bike shop.

Cycling-supportive developments are only part of the equation to achieve safe, comfortable, and accessible multi-modal transportation. Developments like ours depend on 'complete streets' with expanded cycling infrastructure. **We believe it is also important to recognize that for Yonge Street to be truly be a 'complete street', cycling infrastructure needs to connect further south of Bloor Street into the downtown core.** If the Midtown Yonge Complete Street pilot is made permanent there will still be a gap between this project area (which ends at Charles Street, just south of Bloor Street) and the area covered by YongeTOmorrow (which only starts at College Street further to the south). **We ask you to therefore recognize the necessity for the Yonge Complete Street to be expanded further south to cover the gap between Charles Street and College Street in the downtown core.**

We strongly support the **Midtown Yonge Complete Street Pilot being made permanent** as it is an essential part of the solution to achieve shared objectives of multi-modal transportation options and achieving a reduced carbon footprint as the City continues to grow. Thank you for your support, and please let us know if we can further assist you in any way.

Sincerely,



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