



Tuesday, March 29, 2023

Toronto and East York Community Council teycc@toronto.ca
Toronto City Hall,
100 Queen Street West
Toronto, ON M5H 2N2

To the Members of TEYCC:

**Re: BCCA Limited Support for RZA 21 166606 STE 13 OZ for 25 St. Mary Street
Rental building to be demolished and replaced by 2 Mixed Use Condominium Towers.**

The Bay Cloverhill Community Association (BCCA) gives limited support for the re-zoning application for 25 St Mary Street.

The site is currently a beautiful spacious block in the middle of our BCCA area. It is a rare ‘tower in a park’ style rental building which was constructed in the 1960’s. With its generous expanse of surrounding lawn, we have looked upon it as a breathing space within our steadily densifying downtown community. Although we love the green patch of this rental building, we accept that provincial legislation allows this site to be re-developed to allow higher density.

Since April 2021, we have worked amicably with the Tenblock Inc. Development team, as well as the City of Toronto Planning Department. Our numerous discussions have been focused on making the project a good place to live, in short, an asset to the community and the City of Toronto.

Although we regret the loss of a much needed existing rental building in a prime Downtown Toronto location, we are pleased with the sensitive attention of Tenblock Inc. to maintaining an ‘open green space’ within our community. Positive features of this re-development are the inclusion of an onsite Day Care, the onsite Parkland Dedication space, and the generous set-backs at ground level.

We do not like the height of the east tower at 54 storeys, not because of the height which is becoming common in our area but because it does not provide the needed sensitivity to the adjacent living accommodations to the east and the south, namely, the heritage cottages on St. Nicholas Street, the 4 storey complex of private suites immediately south of the project, and the 36 storey condo tower on the east side of St. Nicholas Street.

We hope to continue discussions with Tenblock Inc., the Planning Department and our Councillor regarding the site planning phase and the construction phase of this proposal for this site.

Sincerely,

BCCA Executive

Christine Dingemans, President
Marilyn Tait-McClellan, Vice President
Cathy Carnevali, Secretary

Norman Waite, Treasurer
Kathryn Holden, Ex-Officio

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