



47 Harlandale Avenue Toronto, ON M2N 1N9

July 7, 2025

Dear Members of Toronto and East York Community Council,

RE: 126-130 Avenue Road – Item - 2025.TE24.5 (23 119287 STE 11 OZ & 23 119299 STE 11 RH)

I am a Principal of Taheri Development Inc., and I represent the ownership group for the above referenced application at 126-130 Avenue Road. Our application proposes an 11-storey mixed use building with a total of 60 units (including 11 rental replacement units) at the corner of Avenue Road and Bernard Avenue.

I have reviewed the Community Planning Staff Report dated June 19, 2025 and I am in full support of the recommendations. Further to the Staff Report, and in response to our ongoing consultation efforts with the Annex Residents' Association (ARA) and the ABC Residents Association, this letter provides a summary of commitments Taheri Development Inc. is prepared to make with respect to the application which are outlined as follows:

- 1. Site Plan Application Working Group:** Similar to the meetings facilitated for the 110-116 Avenue Road project, we would engage the ARA and ABC Residents Association at the Site Plan Application (SPA) resubmission stage.
- 2. Loading and garbage collection:** A commitment from our ownership group to retain a waste management consultant at the SPA stage to implement private waste collection. Bin storage and staging would be internal to the property. Waste collection would occur within the Type "C" Loading Space at the rear of the ground floor.
- 3. Bicycle Parking:** Bicycle parking racks have been removed from the Avenue Road sidewalk zone's 3.0-metre setback. We will work with Staff and residents during the SPA stage of the project to find a suitable location for bicycle parking which does not impede the widened sidewalk zone.
- 4. Hydro pole relocations or removals:** Subject to approval from Toronto Hydro, we will bury the hydro infrastructure along the Subject Site's frontage at the SPA stage to remove further obstructions from the widened sidewalk zone.
- 5. Streetscaping:** Work with Staff and residents at the SPA stage to ensure appropriate streetscaping along both street frontages, including investigating opportunities for trenching and larger caliber trees together with our landscape architect, and provided there are no

conflicts with underground utilities, the proposed building footprint or the underground garage.

6. **Gas Meter:** Subject to approval from Enbridge, and during SPA, locate the gas meter as a nook along Bernard Avenue or alternatively locate the gas meter at the rear.
7. **Rear access easement:** Provide for a 3.5-metre easement along the driveway to provide access through the block should the properties to the north redevelop.
8. **Flower shop right of first refusal:** We would provide a right of first refusal for leases in the new retail units for the existing flower shops.
9. **Heritage:** We will explore opportunities at SPA for interpretation that commemorates the existing buildings and the site's history.

Further, we also agree to the following sustainability commitments at the SPA stage:

City Council request the Chief Planner and Executive Director, City Planning to secure the following through the site plan approval process:

- a. an outdoor, publicly accessible source of drinking water;
- b. outdoor seating, to be located within or adjacent to the public right-of-way for public use, in consultation with Transportation Services; and
- c. low-carbon energy strategy as part of the site plan agreement that includes at least the following sustainability measures:
 1. a highly energy-efficient building envelope;
 2. low carbon building heating and cooling, including Energy Recovery Units that provide sensible and latent heat recovery from ventilation in each suite;
 3. ample electrical outlets for bicycle charging in the interior bicycle parking area;
 4. fixtures and appliances that are efficient in their use of water and energy;
 5. electric-only appliances or fireplaces in the residential units;
 6. accommodation for future solar photovoltaic system;
 7. improved Stormwater Management Measures;
 8. installation of outdoor (dark sky) downward lighting;

9. provision of indoor space dedication for household hazardous waste; and

10. Electric Vehicle Supply Equipment spaces for 100 percent of motor vehicle parking.

We look forward to continuing our work with City Staff, the ARA and ABC Residents Association at the Site Plan Control stage.

Sincerely,

Sohrab Taheri
Taheri Development Inc.