



July 7th, 2025

Toronto-East York Community Council
Toronto City Hall
100 Queen St. W., 2nd Fl, West Tower
Toronto, ON M5H 2N2

Dear Members of the Toronto-East York Community Council,

We are writing as concerned owners of 904 - 10 Morrison Street to formally object to development application **TE24.20 – Proposed Development at 445, 447, 449, and 451 Adelaide Street West**.

Our concerns are outlined below:

1. Loss of Heritage

The affected properties are designated heritage buildings. Their demolition would represent a permanent loss to the historical fabric of the neighbourhood. Preserving these structures is vital to maintaining the character and identity of the area.

2. Excessive Height and Overdevelopment

The proposed height and scale are inconsistent with the surrounding buildings. This overdevelopment would create a stark visual imbalance and negatively impact the neighbourhood's character.

3. Traffic Congestion and Infrastructure Strain

Morrison Street is a narrow, dead-end street that already experiences congestion due to limited access, nearby public parking, and the area's popularity as an entertainment district. We frequently face delays accessing our residence, particularly during evenings and weekends.

Both the construction phase and the addition of a hotel would significantly worsen traffic and accessibility issues. A comprehensive traffic impact assessment should be required before any approval is considered.

4. Privacy and Property Impact on 10 Morrison

Many units at 10 Morrison currently enjoy open views and natural light. This proposal would block those views, diminish privacy, and reduce property values. Unlike residential neighbours, transient hotel guests are unlikely to maintain the same level of mutual respect, which could disrupt the peaceful enjoyment of our homes.

5. Shadow Impact on St. Andrew's Playground Park



BARON GROUP HOLDINGS INC.

80 WEST BEAVER CREEK ROAD, SUITE 13
RICHMOND HILL, ONTARIO, L4B 1H3

TEL: (905) 764 - 0130
FAX: (905) 764 - 7480

The nearby park has become a key community space, especially following the redevelopment of the Waterworks building. The proposed height would cast significant shadow over this green space, discouraging use and undermining recent public investments in the area.

In summary, we believe the proposal in its current form is incompatible with the existing character, infrastructure, and needs of the community. We respectfully urge Council to reject the application and request that this letter be recorded as a formal objection.

Thank you for your time and commitment to preserving the livability and heritage of our neighbourhood.

Sincerely,

BARON GROUP HOLDINGS INC.

Nick Grella