

**HARBORD VILLAGE
RESIDENTS'
ASSOCIATION**

Box 69522, 360A Bloor St. W.
Toronto, ON M5S 1X1



**THE ANNEX
RESIDENTS'
ASSOCIATION**

To: Toronto and East York Community Council

Re: TE25.5

425 Bloor Street West

Metro Site Application

September 8, 2025

Dear Toronto and East York Community Council,

Harbord Village Residents' Association and its sister organization, Annex Residents' Association, are in full support of this application.

Both organizations participated in a successful and lengthy Working Group process. We found the owners to be flexible, responsive, and creative.

They agreed to a number of changes proposed by the community, among them: to move the building entrance to Sussex Mews Laneway, virtually eliminating traffic generated by their development on Robert Street. This led to their plans to expand greening along the east side of Robert Street to the University of Toronto field property line. The designs would be in keeping with the Bloor-Annex BIA's award-winning DTAH design garden space alongside the Metro Store.

Emerging from the Working Group was a proposal to use community benefits to mirror those public realm improvements on the west side of the street. The Working Group applauds the BIA's offer to design and maintain a similar public realm, including sitting places and trees, adjacent to Trinity St. Paul's Church. It would provide a place of respite for new and old residents alike. This addition would be transformative to Robert Street where it meets Bloor Street West.

We request that the Community Benefits Charge arising from this application be directed to the implementation of this revitalization of the public realm on Robert Street, both east and west sides, as described in the letter from Brian Burchell, head of the Bloor Annex BIA. We also support the allocation of the residual, if any, of the CBC to improvements to the east elevation of Trinity St. Paul's Church, which abuts the west side of Roberts Street.

Given that the site plan is under the remit of Planning Staff, we urge Council to direct Community Planning Staff to involve the communities and BIA in that phase of the design process. Council moved such a motion recently with respect to the site plan at 126-130 Avenue Road (Flower Shops), TE 24.5 JULY 23, 2025, with which Community Planning is familiar.

Thank you for your attention.

Sue Dexter
Board Member
Development Committee
Harbord Village Residents Association

Henry Wiercinski
Board Member
Chair - Planning & Development Committee
Annex Residents' Association

CC: Aviva Pelt – Community Planning

David Driedger - Community Planning

Brian Burchell - Bloor-Annex BIA
Peter Venetas - 425 Bloor Street West GP
Councillor Dianne Saxe
John McGrath - Trinity St. Paul's Church