



May 25, 2026

Email: [teycc@toronto.ca](mailto:teycc@toronto.ca)  
Toronto and East York Community Council  
Attention: Cathrine Regan  
Toronto City Hall  
100 Queen Street West  
Toronto Ontario M5H 2N2

**Re: Item TE33.6 - 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval**

Dear Members of Toronto and East York Community Council:

For three years we have been working hard to advance the proposed development at 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue. As a result of extensive collaboration between our project team and City staff across multiple divisions, community engagement, two rounds of public consultation, we have come a very long way.

This letter is being submitted to highlight just a few of the improvements we have been able to achieve through this collaboration and consultation.

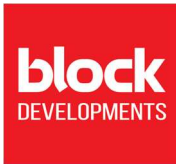
***Heritage Conservation***

The heritage conservation plan for the row houses on Sumach Street has been substantially improved. The revised plan includes improved vertical relief and roofline articulation, greater preservation of interior and rear walls, and enhanced visibility for the northern and southern dimensions of the buildings. These changes respond directly to concerns raised about the treatment of the existing heritage fabric.

We have committed to a commemoration strategy for the cube building and have retained artist Benjamin Von Wong who will work with salvaged materials to create a commemorative work. We are continuing to solicit community feedback which will inform the ultimate artistic vision.

***Neighbourhood Retail***

We continue to prioritize creating a grocery store on site. As part of the zoning, we have agreed to secure the second floor as commercial space, providing over 1,200 square metres of connected usable floor area. We share the community's desire to bring this amenity to the neighbourhood and are actively working to secure a grocery operator for the space.



### ***Wind Conditions***

We heard consistently that wind conditions at street level was a major community concern, particularly at the Sumach and Cherry-Eastern intersection. In response, we modelled multiple massing changes to the west tower, worked with staff, and are moving forward with the version that maximizes pedestrian comfort and safety.

### ***Public Realm and Underpass Park Design Alignment***

For as long as we have been in discussion with City staff and the community about this project, we have been aware of the desire to create a cohesive and integrated experience with the planned underpass park space to the north. As no designs for that space have been initiated, we are committing to a voluntary site plan community engagement process that includes community representatives and the Parks Department to consult on our pedestrian-level lighting plan, public realm material choices, and the interface between Sumach Street and the City's lands under the overpass.

### ***Construction Management and Safety***

We are committed to ensuring that construction proceeds with minimal impact on the community and the operations of area roadways. We have had our consultants undertake a preliminary evaluation that indicated that most or all construction should be able to take place without occupying any traffic lanes on Eastern Avenue. A detailed construction management plan will be developed as part of the site plan process with this as a top priority and we will ensure that community input and communications are sustained throughout the construction process.

We would like to thank everyone who has provided us with feedback over the last few years, including Councillor Chris Moise and the Community Planning team, for their constructive collaboration.

Sincerely,

**Block Developments**

Per:

A handwritten signature in black ink, appearing to read "A. Giuliana", written over a horizontal line.

Alexander Giuliana

Senior Development Manager