

Don Young,



Toronto East York Community Council
Re application 26 120321 STE 11 OZ 191-199 College St. 74-76 Henry St.
July 8 10 am Committee Room 1

Dear Community Council Members,

The inclusion of significant affordable housing in this development almost justifies the increased height of the building, which will set a new precedent for the entire length of College Street from the huge development at 149 College to Spadina. I do worry about the private, for-profit management of this affordable housing, but time will tell.

There are two major physical areas of concern with this application:

1) The Tall building setback has been reduced to 7.5 M from 12 M. It should be noted that the adjacent building 203 College St. had applied through Land Tribunal to reduce the 12M but the tribunal rejected that request and 203 College St. was required to maintain the 12M set back.

As a representative of Cawthra Mansion Co-operative, I took part in the OMB hearing for the Theory Condominium at 203 College Street and Cawthra subsequently obtained four units in the building. Those purchasing units on the east side of 203 College purchased those units with the understanding that such a ruling would have given them a clear 24M clearance on any future building to the east. Not requiring 191-199 College to maintain the 12M setback is not only an act of bad faith but one would think a legal issue for which the city would be responsible.

2) There are a number of issues with the site plan. This application should not be approved with the current plan. Further discussion with the city and neighbourhood is required. The Transportation Impact Study falls well short of the reality of today's urban use of the rear laneway and Henry St.

Has there been a study of the number of Uber type pick ups and drop offs, Amazon-type deliveries as well as persons leaving and entering the building during peak hours? In addition, where will personal-care workers, service and repair people, not to mention visitors park? How many car parking spaces will actually be required? Only six are currently planned. The on-site parking spaces do not allow for the normal pick ups and drop offs, and the site plan has not allowed for any space on the site property other than the public lane itself or the Henry St. road allowance.

You can note on the site plan that 203 College St. did allow two large spaces for pick up and drop offs in the lane on their property. There is not a word on the number of Amazon type drop offs in a day for the building or if the single loading dock could handle that number. There is also not a word on the electric bike deliveries to be expected and how the site plan would keep these electric bikes off the Henry St. sidewalk. One further note is the fact that the developer has purchased and is now in possession of 72 Henry St.

Including 72 Henry St. in the site plan would allow the rear lane parking spaces to be perpendicular to the lane and increase the ability for all parking needs. Also the front city portion of 72 Henry St. would increase the public space available for all to use.

I realize the importance of having more affordable housing units in Toronto, but this should not mean that good planning should be ignored in the process.

Sincerely,

Don Young,
Board member of Cawthra Mansions Co-operative Inc, and
Ward 11 Director for the Federation of South Toronto Residents Associations