

July 5, 2026

The Chair and Members of the Toronto and
East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

**Attention: The Chair and Members of the Toronto and East York
Community Council**

**Re: 1075 Bay Street
Official Plan and Zoning By-law Amendment Application – Final Report
City File No.: 25 213516 STE 13 OZ
TEYCC Item 2026.TE34.32**

Elevate Planning & Project Management Inc. (Elevate) is the applicant and agent acting on behalf of 1075 Bay Enterprises Limited Partnership, the owner of 1075 Bay Street in the City of Toronto.

We would like to take this opportunity to thank Community Planning and other senior staff for working diligently and collaboratively on this Official Plan and Zoning By-law Amendment Application which consists of a 62-storey mixed-use building on the site. In our opinion, it will be a positive addition to this stretch of Bay Street in the City's Downtown.

We want to advise Community Council that we are in support of City Planning's Final Report and recommendations. We respectfully request Community Council's support.

We note that while the staff report recommends cash-in-lieu of a parkland dedication, the owner has expressed its interest in dedicating a public park at 1075 Bay to staff and through discussions with the local Bay Cloverhill Community Association (BCCA). We understand that BCCA has indicated its support to staff for a public park and enhanced public realm including repurposing the adjacent existing city lane. The owner wants Council to be aware that it remains interested and open to working with the city and local community in pursuing a public park at 1075 Bay where the open space is currently indicated on the plans through the Site Plan Control process.

While we do not intend to make a presentation at the Toronto and East York Community Council meeting, we have registered to attend (virtually) so we can be made available.

Yours truly,

Elevate Planning & Project Management Inc.



Benjamin Larson, MCIP, RPP
Partner