

## Brenden Clapp

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**From:** coa.ny  
**Sent:** August 8, 2024 12:52 PM  
**To:** Brenden Clapp  
**Subject:** FW: 3180 Yonge Street

August 29<sup>th</sup> correspondence.

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**From:** Jim Draven <jimdraven@hotmail.com>  
**Sent:** August 8, 2024 10:36 AM  
**To:** coa.ny <coa.ny@toronto.ca>  
**Cc:** infor@bprotoronto.ca; Councillor Colle8 <Councillor\_Colle8@toronto.ca>  
**Subject:** [External Sender] 3180 Yonge Street

Greetings,

My wife Jenn & I have lived at 15 Bedford Park Avenue since 2012. This construction project has been an ongoing nightmare for our entire neighbourhood for quite some time, & the fact that after everything we went through to limit the height/size of the building to attempt to limit the impact it would have not only on the neighbourhood's aesthetic but also to local businesses, the developers (or whomever) attempting yet ANOTHER "minor variance" is simply unacceptable. For a long time now, those store fronts have been blacked out across the block, leaving an eyesore for the community, as well as interrupting the commerce that would've been useful to the former store owners who used to reside there.

Also, the disruptions to the neighbourhood have already begun. This morning alone, construction materiel continued to arrive & already, it's obstructing traffic & making entry into Bedford Park Avenue difficult & dangerous. While waiting for an Uber outside my building, three (3) vehicles dropping off their kids at the Montessori school beside my building (as well as several pedestrians waiting to access the Bedford Park Avenue entry point to the TTC, which is the only access point, along with Ranleigh Avenue, to Lawrence Station for the next YEAR) had to wait nearly 10 minutes while an 18 wheeler was pulled in, turned, then backed up into the alleyway behind the TD Bank location.

Adding an extra 4 stories is not only unacceptable & a breach of the mediated agreement in my opinion, it is also by NO means "minor" in any way, shape or form. The shadows that would be covering the Woburn & Yonge Street area are one issue, but to me, the main concern is that by adding more levels to the project, it adds more TIME to the completion of the project & to the disruptions to the neighbourhood by atleast a few months, perhaps longer. I have worked on construction sites where additions were added late in the project, & the amount of time to complete the project increased exponentially.

I personally see this for what this is: a MONEY GRAB by the Developer, & an attempted circumvention of contractual obligation. End of story. Four (4) more stories means 38 more units to sell & thus more profit, without any care to what the effects to the area. This is why our community fought so hard against the building going up in the first place. The design itself doesn't fit the neighbourhood aesthetic by any means, especially considering its location. The building process is going to be horrendous with the copious amounts of dust, noise & constant traffic problems, & it's right beside a Catholic School as well as the Montessori school I mentioned earlier. The Developer, during the town meeting's zoom call a little while ago, said the disruptions would be 'minor' & the project wouldn't take that long. They obviously weren't taking into consideration materiel deliveries being held up/cancelled, unforeseen weather disruptions, potential union strikes, or delays of any kind. A "two year project" for a building this "small" is one thing. But the underground parking digging & construction will take a year alone just to stage. It's ludicrous to think we wouldn't be affected by this.

I understand that the City of Toronto's Planning Department has recommended refusal of the application to increase the size of the building. I, for one, along with my wife, agree whole heartedly with the Planning Department. I believe that the Committee of Adjustment could show a tremendous amount of support for the local community (& the City of Toronto as a whole) by denying this request. We want to see the Developer live up to the conditions of the mediated settlement. It would send a message to every other Developer in Toronto that they need to stick to the contracts they sign without trying to circumvent the mediated agreements signed in good faith.

I'd like to thank you for your time & patience in hearing us residents out on this matter, & hope that on August 29th, you vote to deny the Developer's request.

Jim Errington  
15 Bedford Park Avenue