



Sent: May 4, 2020

Subject: A letter to the Bedford Park Community re 3180 Yonge Street

Dear fellow Bedford Park residents and BPRO members,

First off, let me personally thank those who took the time to attend last night's Community Consultation Meeting regarding 3180 Yonge Street. More than 450 people attended, including residents and concerned neighbourhood organizations. Virtual meetings are challenging as a forum—my hand was up for over an hour and a half and I wasn't selected to ask a question. I'm sure many of you shared this frustration as well.

I was both pleased and impressed with the energy that our councillors Jaye Robinson and Mike Colle brought to the meeting. They were very clear in their opposition to the re-zoning based on the submission, and both had personal anecdotes that underlined how well they understand this part of Yonge Street in the heart of Bedford Park.

Most unsettling for me was the arrogant and condescending tone from the applicant's representative. As some of you may know, this is not my first experience with the application process, and this applicant has taken the wrong approach to winning over an opposing resident organization!

First, I'm not sure why it was so hard for them to identify the developer, NYX Capital Corp. Here's a [link](#) to the parent company.

Secondly, as their representative Jane McFarlane outlined NYX's position, I found the tone somewhat aggressive towards the current standards for mid-rise buildings allowed by the City. McFarlane seemed to be looking past the City standards and focusing on what the Province of Ontario will allow at the Local Planning Appeal Tribunal (LPAT).

This is most concerning for all of us fighting this aggressive application and a strong indication that NYX Capital Corp is committed to setting a precedent with this application. We need everyone to be prepared for a lengthy and drawn-out process.

Cathie Ferguson, who is handling the file on behalf of the City of Toronto planning department, is very experienced in the application process. While she cannot commit to a position on the application until due process has concluded, she was firm in her view that the City of Toronto's plan must be applied to in this case.

This all adds up to one thing: we must all remain committed to this issue. The City of Toronto was impressed with the number of emails (more than 247) received from local residents, and this must continue. Over the next few days, we will be sharing some additional text for emails we would recommend sending to individuals connected to the file.

Thank you again for your continued support in this matter.

Sincerely,

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