

September 30, 2020

Aubrey H. Friesner and Lara L. Franchi
52 Glenlake Ave
Toronto, ON
M6P 1C9
416.994.7964, aubreyinmotion@gmail.com

Dear Councillor Perks,

We have recently been apprised of the details of The Giraffe condominium project at 1540 - 1550 Bloor Street West and are deeply concerned about the negative impacts the extremely large project will have on our neighbourhood, the West Bend/High Park North.

In particular, we are concerned by the significant increase in traffic and the increased risk to pedestrian safety (including the areas around Indian Road Crescent School and Keele Street Public School) and increased neighbourhood traffic congestion that will undoubtedly be created due to the *100 parking spaces* that The Giraffe's developers have proposed.

We understand that the entrance to The Giraffe's proposed parking garage will be located on the west side of Dundas Ave West, immediately south of the Dundas West TTC Station (i.e., where TTC vehicles enter the station). Given that vehicles will only be able to access the building's parking garage by traveling *south* on Dundas, it is clear that the roads north of Bloor St and west of Dundas Ave West will need to serve traffic destined for The Giraffe (i.e., in order to allow those vehicles to drive south on Dundas).

We have reviewed the December 2019 **Traffic Impact Study (TIS)** conducted by LEA Consultants on behalf of The Giraffe's owners (Timbertrin (Bloor/Dundas) Inc.), and noticed that the *Study Area* included in that study does not include our neighbourhood. Instead, the study considers areas east and south of The Giraffe's site -- areas that have nothing to do with how traffic will actually enter The Giraffe's parking garage. Also, the Study Area only goes as far west as the lower end of Indian Road and north to Chelsea Ave. Those streets are very small, already quite congested with traffic and parked cars, and not easily accessible from Bloor and Dundas.

Thus, it is only reasonable to assume that drivers will use the longer west-east streets that are north of Bloor (e.g., Glenlake Ave, Humber Ave, Abbott Ave) and the longer north-south streets that are west of Dundas (e.g., Indian Grove, Indian Road Cres, Indian Road) to get to The Giraffe, given the southbound-only access restriction.

In our view, this Study Area used in the TIS is misaligned and insufficient in scope, which thereby inaccurately reflects the real traffic impacts that will be caused by The Giraffe's 100 parking spaces.

With the above said, we request that the City of Toronto, LPAT, and any other regulatory bodies to require Timbertrin Inc. to have the TIS revisited and revised using the area bounded by Bloor St, Dundas Ave West, Annette St, and Keele St. as the Study Area. This revised study should then be used to determine whether the latest proposal for The Giraffe should be allowed to proceed.

Thank you,

A handwritten signature in blue ink, appearing to read 'Lara L. Franchi', with a long horizontal flourish extending to the right.A handwritten signature in blue ink, appearing to read 'Aubrey H. Friesner', written in a cursive style.

Aubrey H. Friesner and Lara L. Franchi

Owners and Residents of 52 Glenlake Ave., Toronto