October 8, 2020

[Insert from whom, address, contact details]

To Whom it May Concern,

I am a resident of the West Bend Community and I am concerned about the specifics and process around the proposed development at 1540 Bloor.

Ten years ago, I participated in an Avenue Study with the rest of the community and a wide variety of experts in relevant fields.  Over the course of many months we developed a long-term plan for sustainable growth of our neighbourhood which ultimately led to an update of the zoning regulations along the Avenues that define this area.  The plan considered the abundance of transit options in the neighbourhood including the now active UP Express.  We looked at infrastructure, community services, education for our children, and more with consideration for the impact of multiple sites we expect to see developed in the years to come.  A few developments have already been constructed under these guidelines.

The Avenue Study is the most comprehensive and current study that has been conducted for this neighbourhood.  It is supported by the broadest coalition of stakeholders and experts and is a model for what modern urban planning should be.

Now, this development proposal seeks to cast aside the outcomes of this definitive process for this single site.  Worse, the proposal is very much a resubmission of a previously rejected proposal that did not even have the benefit of the Avenue Study to inform them.  The issues with the last proposal have not been addressed.  This time there is no excuse.

I call upon the LPAT tribunal to respect the outcome of the open and transparent Avenue Study.  I ask you to respect with wishes of the Community, the expertise of our City staff, and the principals of sound planning practices and policies.

Our community would like to work with a developer to realize the full potential of this important corner at Bloor and Dundas, in a safe and sustainable way.  We are the people that will continue to live in this neighbourhood with our new neighbours, long after the developer has gone.

I ask that you reject this appeal to override our sound planning practices and that you encourage the developer to work within the formally established framework that we have all already invested so much time and energy into.

Sincerely,