

**Katie Lauriston**

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**From:** Francine Klysen [REDACTED]  
**Sent:** Tuesday, October 10, 2017 8:41 AM  
**To:** Development Services email inquiries  
**Subject:** 930 Fort Street

Re: Rezoning of the site located at 930 Fort Street

I live a block away from 930 Fort Street and I'm concerned about the design and height of the proposed development.

Given that the site is on the Fort Street Heritage Corridor I believe that contextual considerations should reflect the existing character of the street rather than View Towers. Presently, buildings are from five to seven stories in height on the 900 block of Fort Street and shooting up to twelve just doesn't fit in. I realize that the site is located in the Harris Green Neighbourhood but I believe that the Heritage Corridor should take priority.

By approving this project as submitted, the city is paving the way for more ubiquitous towers that would better suit downtown Toronto than our city.

I would like to see the project reduced in height and with a design more in keeping with the character of Fort Street rather than the glass facade for the retail/streetscape.

Respectfully,

Francine Klysen

## Katie Lauriston

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**From:** Jenny Speir [REDACTED]  
**Sent:** Tuesday, October 24, 2017 1:47 PM  
**To:** Development Services email inquiries  
**Subject:** Re-development of 930 Fort St.

Dear Sir/Madam:

I live at 838 Broughton Street and am therefore a close neighbour to this property. I attend auctions at Lund's regularly and Fort Street is my "Main Street".

What is now Fort Street was first surveyed by J.D. Pemberton in 1852 at the same time as Government Street. It has deep roots in our history. I believe we have an unparalleled opportunity with this development, as well as a number of others which will be coming forward in the near future, to do visionary work to expand and enhance the unique character of our city which draws so many visitors and tourists from around the world.

Having examined the architect's drawings as well as the applicant's correspondence, I simply can't understand what appears to be serious disregard for a large number of our City's policies and design directions. Unfortunately, until these are addressed, I cannot in good conscience support this application.

I am fully in favour of expanding our zoning to allow for residential development in what was largely a commercial corridor, but feel very strongly that it must be done sensitively and in a way which:

- 1) speaks clearly to Fort Street's historic sense of place in our City,
- 2) respects the density which applies to Fort Street (max. 5.5:1),
- 3) responds to the existing rhythm and finishes which are unique to Fort Street. This could be done by breaking up the glazing into smaller parcels, creating some bays and adding some character detailing.
- 4) The mass and design of the tower is unfortunate and inappropriate for the context of the street. It is far too tall for the street and the industrial material proposed for the finishes is completely out of place. The applicant appears to be trying to respond to the appearance of downtown buildings on View Street, but should be addressing the unique features of the buildings which justify the designation of Fort Street as an Historic Corridor, as well as creating a more cohesive design for the Street as whole. There are many contemporary materials available which would be sympathetic to the context but perforated metal mesh panel, unfortunately is not one of them.

I would ask you not to lose this opportunity to show clearly that we value and respect the historic character of our city and intend to see it enhanced whenever development proposals come forward which fall into Heritage Conservation Areas and Corridors.

Sincerely,  
Jenny Speir  
838 Broughton Street