

October 12, 2016

City Clerk, Attention: Ellen Devlin  
Administrator, Toronto and East York Community Council  
2<sup>nd</sup> Fl. W., 100 Queen St. W.  
Toronto ON M5H 2N2

**Re: TCECC 2315 Comments on Proposed Development at 77 River St & 7 Labatt Ave  
(Application No. 14 175807 STE 28 OZ)**

Corktown Mews is also known as Toronto Common Elements Condominium Corporation No. 2315 (“TCECC 2315”) which manages common elements of the “Corktown Mews” development comprising 37 freehold parcels-of-tied-land (“POTLs”), Raffeix Lane and a portion of Old Brewery Lane (denoted in the attached City Survey Plan 66-R), located within the Queen-River Secondary Plan Area. The POTLs are modern red brick three-storey townhomes constructed in 2012/13 with one-car garages, small private laneways and modest landscaping.

We are residents and the Board of Directors of TCECC 2315, providing comments by way of this letter toward the proposed development at 77 River Street and 7 Labatt Ave (Application No. 14 175807 STE 28 OZ), which lies directly adjacent along the north lot line of TCECC 2315. We identify the following list of comments and issues that require attention. While we do recognize that many of these issues would be addressed in due course in the development process, we wish to raise them early in the process, due to the close proximity of the proposed development to the adjacent three-storey townhomes of TCECC 2315 to the south.

**List of Issues from TCECC 2315:**

1. **Tie-Backs:** For its southern walls, parking garages, and foundations, the 77 River/7 Labatt development application proposes to dig down directly adjacent to (and possibly under) the property line of TCECC 2315, and the fence and POTLs beside. An appropriate tie-back agreement and compensation will be required to protect TCECC 2315 from potential current and future damage and issues that could result.
2. **Crane Swing:** The development application proposes to construct up to 10 levels above ground directly adjacent to TCECC 2315, and up to 38 levels in the north-east portion of the lot, which would require significant use of crane(s). We will be requesting appropriate crane swing agreement to be in place.
3. **Potential for Construction Vibration Damage:** Given the proximity to TCECC 2315 and size of the proposed development, there is cause for concern regarding the potential for pile driving and vibrational impact to cause structural and/or cosmetic damage to TCECC 2315 homes. Given that TCECC 2315 homes were constructed within the last five years and are still in the settling phase, we will be requesting a copy of any relevant pre-construction surveys and vibration monitoring documentation, as well as assurances that all collateral damage will be remedied along with the appropriate contact to report to in case of damage.

4. **Potential for Construction and Post-Construction Nuisance Impacts:** Given the proximity and size of the proposed development at 77 River/7 Labatt, TCECC 2315 residents have a very real concern regarding the potential for impact from construction noise, dust, and litter from construction. We would request the upmost standards be upheld to avoid such impacts, and that we be provided with a construction liaison contact to handle such issues. Also, the development proposed includes residential units with some balconies beginning at the fifth level and up to the 10<sup>th</sup> level. While these are set back some ways from the TCECC 2315 townhomes, the concern remains that future residents above will have the potential to drop litter down onto TCECC 2315 homes and balconies. We would request that balconies on the south side of the proposed residential units on floors 5-10 be reconsidered/removed.
  
5. **Green Roof/Terrace at Level 3:** From the revised architectural plans dated July 13, 2016, there is a green roof and terrace located at Level 3, which would be adjacent to the top floor and roofs of the adjacent TCECC 2315 homes. We have serious concerns that this proximity will provide the opportunity for people to have access to roofs and/or balconies of TCECC 2315 homes from these green roof and/or terraces. This is a serious security and privacy risk to TCECC 2315 residents. As such, we would request the City and developer remove opportunities to access the TCECC 2315 from above.

Thank you for consideration of our comments, we look forward to working with the City of Toronto and the developer at 77 River/7 Labatt to come to an agreeable resolution of any potential issues, including any agreements necessary to preserve our rights for compensation and damages that could result from the aforementioned issues.

Sincerely,

Claudia Morrison  
36 Raffeix Lane  
Tel: 647-380-5766  
Email: claudiadm25@yahoo.ca

Jennifer Lay  
60 Raffeix Lane  
Tel: 647-238-3349  
Email: jennifer.lay@gmail.com

Jackie Rummye  
48 Raffeix Lane  
Tel: 416-669-9771  
Email: jackie.rummye@gmail.com

c.c.: Ms. Pam McConnell, Deputy Mayor and City Councillor