

Alchemy Food & Drink LTD.
890 College St.
Toronto, ON
M6H-1A3



SUBJECT: 871-899 COLLEGE STREET DEVELOPMENT PROPOSAL

To whomever this may concern,

My name is Ben Swirsky, part majority owner of Alchemy Food & Drink at 890 College Street. Alchemy is a bar, restaurant, and live music venue that has been in operation since July 2017.

Our live music program is extensive, as we host live music 6 nights a week (i.e. each day we are open, as we are closed on Mondays). We have received positive feedback from both the neighbourhood and musician community in Toronto and our support has allowed for many budding musicians to continue pursuing their passion in the city.

Although we are in favour of the new development, we have a list of serious concerns that need to be addressed, considering the densification being considered just across the street from us.

Firstly, we wanted to highlight our reasons for supporting the new development:

- Adding densification to the neighbourhood would breath new life to the area.
- This new development would add opportunity for younger demographics to move to the area (especially since rental options are being offered)
- Potential for additional visitor parking in the area (which there is a large shortage of in the neighbourhood currently)
- Addition of more commercial space to the immediate area will increase walk-by traffic.

More importantly, as a live music venue in close proximity to this proposed development we have a number of comments and concerns that we would need to have addressed:

- Notifying future occupants of the nature of our business is key to ensuring our future success and contentment of occupants. This can be achieved in a variety of ways, but we firmly believe the best way is to include a language describing our operations (including hours of operation, live music program, and more). in all of the following: the condominium declaration, the master agreement of purchase of sale, the master lease. We would be happy to work with the developer to come up with adequate language in this regard.
- Additional budget should be allotted to sound attenuation throughout the building, with emphasis on all north facing units. Additional material requirements should be added to the following: glazing

(with emphasis on north facing units), exterior wall thickness (with emphasis on north facing units), and balcony design (e.g. double door systems to provide additional sound attenuation).

- It should be noted that we have a permitted boulevard cafe that is flanking on Delaware. In order to address noise concerns of the residents of Delaware, occupants are asked to only use our College entrance for ingress / egress (especially after 11pm). Although our patio closes at 11pm nightly (weather permitted), additional mention of our patio hours of operation should be included in all of the above noted methods of notifying occupants of the development.

We plan to attend all future public meetings and are open to have either a direct dialogue with the developer or have that discussion facilitated by the City of Toronto.

In summary, our position is that we support the new development only if we receive a comfort level on all the above listed items of concern.

Feel free to reach out directly:

Ben Swirsky

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Sincerely,



Ben Swirsky