


 hullmark

Hullmark Developments Ltd.  
 495 King Street West, Suite 200  
 Toronto, ON M5V 1K4  
 t: 416.510.1700  
 www.hullmark.ca

November 9<sup>th</sup>, 2015

By E-mail: [teycc@toronto.ca](mailto:teycc@toronto.ca)

Toronto and East York Community Council  
 2<sup>nd</sup> Floor, West Tower  
 City Hall  
 100 Queen Street West  
 Toronto, ON M5H 2N2

**Attention: Rosalind Dyers, Committee Administrator**

Dear Council Members

**Re: Agenda Item TE 12.7  
 77-79 East Don Roadway and 661 – 677 Queen Street East  
 Zoning Amendment Applications – Final Report**

We are the owner of the buildings located at 100 Broadview Avenue (Hullmark (100 Broadview) Ltd.) and 635 Queen Street East (Hullmark (635 Queen) Ltd.).

The applicant has been very proactive in communicating the evolution of their development applications over the past couple of years. We have reviewed the final staff report under consideration by City Council and we are in support of the plan. We believe that the proposed development is a very sensitive mixed use scheme that will integrate into the current contextual fabric very well. In addition, it proposes many community benefits that will contribute to Riverside's continued prosperity.

We have been consulting with the applicant with respect to some proximity acoustic concerns that we have with residential uses next to our mechanical rooms and rooftop equipment. We are confident that we will be able to work through the technical mitigation requirements through the Site Plan process and construction document phase with the applicant. However, in order to protect our long term interests and binding future owners we respectfully request that the City incorporate any agreed to mitigation measure into the Site Plan Drawings and Agreement. It is our understanding that the Site Plan applications have not been submitted to the City yet and that there is ample opportunity for incorporation.

We request that we be notified of any future applications.

Yours truly,



Jeff Hull, President  
 c.c. Paula Fletcher, Ward 30 Councillor, City of Toronto  
 Angela Stea, Senior Planner, City of Toronto