



The Seniors' Home of Choice

February 22, 2016

Toronto and East York Community Council
Councillor Wong-Tam and Mr. Oren Tamir
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Toronto & East York Community Council, Councillor Wong-Tam, and Mr. Tamir:

Re: 100 Davenport Road, Application 15 262982 STE 27 OZ

Belmont House is a long term care and retirement home, with 140 long term care beds and 81 retirement suites, serving 225 seniors on our site. Belmont House has been located on Belmont Street since the mid 1850's.

Belmont House is strongly opposed to the proposed development for 100 Davenport Road. We would like to express our support of the City of Toronto Preliminary Report (Feb. 3, 2016) and for the Refusal Report (Feb. 19, 2016) for 100 Davenport Road which identifies that the proposed condominium project is not appropriate for this site.

I attended the February 11, 2016 Community Consultation Meeting, where I had the opportunity to review the proposal and the information available regarding the impact of shadow, public realm, transportation, etc. The proposed 39-storey (137 metre) development has significant negative impact on Belmont House which is directly across from the development on the north side of McAlpine Street. The project would continue to erode the sunlight on the Belmont House property, increase traffic and parking issues in the area, and create significant noise and dirt during construction. Overall, negatively affecting the quality of life for seniors at Belmont.

Belmont House seniors range in age from 60 to 106 years old. Many of our long term care residents are in wheelchairs or bedridden. This limited mobility does not allow for many opportunities to go outdoors, therefore the sunlight on the Belmont property is crucial in maintaining their well-being. The current proposal casts shadows across the resident rooms and dining room areas, thereby limiting the amount of sunlight entering the building.

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Our long term care building located at the corner of Belmont St. and Davenport Road, is a 5-storey building with four nursing units. The building was designed with many windows to ensure that sunlight is able to enter the resident space. These nursing units include the resident bedrooms, dining rooms, and activity rooms. All the nursing units have their dining rooms facing south. You will see from the attached photo, that the current sunlight entering the dining rooms/activity space will be eliminated due to this proposed condominium development.

In addition, our east building will also be affected by reduced sunlight into the retirement suites, our interior courtyard where seniors are able to enjoy the outdoors, and the inside sitting area. (See attached photo)

Concerns regarding 100 Davenport Road date back to 2001. There were many meetings and significant attempts by the developer to change the 76 & 100 Davenport developments which resulted in an OMB decision to keep 100 Davenport to 11.1 metres. After 15+ years of doing 'battle' with the developer, it is time to stop and enforce/honour the prior OMB decision on this property to keep 100 Davenport Road at a development of 11.1 metres instead of the proposed 137 metre development.

Yours truly,



Maria Elias

Chief Executive Officer

Attachments:

- resident dining room facing south
- interior courtyard



