

SK PROPERTIES & DEVELOPMENT INC.

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February 16, 2018

Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Dear Madam Chair and Committee Members,

RE: Item 30.9 - 10-16 Wellesley Street West, 5-7 St. Nicholas Street and 586 Yonge Street - Zoning Amendment - Refusal Report

SK Properties & Development Inc. ("SK") owns the lands and building located at 26 St. Joseph Street to the northwest of the subject properties. 26 St. Joseph Street is a heritage listed 6 storey multi-unit residential rental building, with a total of 65 rental units including bachelor, 1 and 2 bedroom apartments.

SK is writing in support of the February 6, 2018 planning staff recommendation to refuse the subject application. We urge the Toronto East York Community Council to follow staff's recommendation for many of the reasons provided in their report.

Further, 26 St. Joseph Street includes rooftop outdoor amenity space on the southern end of the building. Building tenants use this space year-round with peak use during the late spring, summer and early fall. The amenity space is used in the morning for yoga, exercise and breakfasts and then throughout the day and evening for rest and socializing. As there are no balconies attached to the units at the building; the rooftop amenity space is the only private amenity space available for those living at 26 St. Joseph Street.

The cumulative impacts of shadows from the redevelopments at 5 St. Joseph Street and 587-599 Yonge Street have reduced the amount of sunlight and sky view SK's tenants enjoy from their units and the shared rooftop amenity space. This is in addition to shadows cast by the towers at 1001 Bay Street and 44 St. Joseph Street, which were built before the current Official Plan.

We have reviewed the shadow impacts of the current proposal and remark the anticipated shadows would further shade SK's building and rooftop amenity space.

SK relies on OPA 183 policy 6.A.1 in support of an appropriate protection of sunlight on the public realm around our property and on our shared outdoor amenity space. Further, this policy requires a more in-depth study of shadow impacts than what is usually required by the City's terms of reference, the applicant has failed to provide an enhanced study in this regard.

We would be obliged to receive notice of Council's decision in respect of this matter.

SALUTATION,



Oscar Gutt
Property Manager

c: Councillor Wong-Tam's Office
Katherine Bailey, City of Toronto