



20 February 2018

To the Chair and Members of the Toronto and East York Community Council:

Re: **TE30.12** 451-457 Richmond Street West

Our colleagues at the Grange District Neighbourhood Association, as a Party to the OMB case, together with OMB hearing Participants from the nearby residential buildings, will do the heavy lifting at the Board, if it comes to that. They'll probably emphasize the immediate impact of applicable planning principles and desiderata rather than prescriptive numerical requirements and King-Spadina precedents, which the City team will surely emphasize.

We've talked to almost everybody involved in this proposal – and we are struck by the quantum of good will, together with the shifting circumstances in this block, including the two sites immediately across the street, one of which has been awaiting an OMB decision since June of last year.

The situation is very fluid, and my feeling is that a solution that everybody can live with – the immediate neighbours, the Neighbourhood Association, the land owners, and City staff – is within reach.

We think the unusually gentle terms of the Request for Direction report before you are appropriate, and we hope that the emphasis remains on negotiation. This is an excellent opportunity to avoid the time and expense of an OMB battle.

*Max Allen*

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