June 2, 2018

Dear City Clerk,
Attention: Ellen Devlin, Administrator
Toronto and East York Community Council
10 Queen Street West, 2nd Floor West
Toronto, ON, M5H 2N2
teycc@toronto.ca
fax: (416) 397-0111

Please accept this letter in opposition of the request to amend the Official Plan Application No. 17 116887 Ste 19 OZ for 822-838 and 860-862 Richmond St West.

I live on the southwest corner of 901 Queen. I saved for years to afford my first home and have lived in my unit 2 years. I am deeply troubled by the proposed development at 860-862 Richmond (while I have no objection to the one proposed on Walnut and Richmond in the same application, which has been done with care and respect for the community).

Not only will my unit lose the very bit of light it has, I will lose privacy. I’m on the second floor and with more stories, I will have people peering in – we are only 4 meters apart. But even more concerning is the safety issue - almost every day I am blocked from entering the garage to 901 Queen because cars going into 860-862 have blocked the alley. There is no loading or parking at the proposed development. The tenants may be in the tech space and not require much in the way of the shipping and receiving but they do - there are constantly caterers, fedex trucks and cons tractors blocking access. I have nearly 50 photos accumulated from times I could not get in that I plan to share with council. I worry if someone has a health issue an ambulance can’t reach our building or if someone is in labour they can’t exit. The building at 860 is already over capacity – it’s ridiculous to think that it can accommodate anymore people without boxing us in (see issue 1 below).
Beyond my own impact, the developments as currently designed and presented also will have negative implications for the neighbourhood, including:

1. Density and massing of 860 – 862 Richmond Street West (parcel B)
   a. A total GFA of 3,691.88 square metres is proposed, of which 1,369.47 square metres will be new GFA, 4.1 density more than parcel A which is set at 3.6.
      i. The density impacts traffic in an already extremely busy and extremely congested intersection at Richmond St West at Strachan Avenue.
      ii. There are zero parking spots available for the people that will use this building on a daily basis.
      iii. There is no shipping or receiving or loading area which further amplifies the congestion and blockages on Richmond St West at current and will only be exacerbated with the proposed density.

2. The proposed 5th storey on both developments at 828-832 and 860-862 Richmond Street West will contribute to significant traffic:
   a. At a perilous intersection at Walnut and Richmond St West that does not contain a stop-sign to yield and moderate car or bicycle traffic,
   b. In an already extremely congested intersections at Richmond St West at Walnut and also at Richmond St West at Strachan Avenue.

3. The proposed development at 860 – 862 Richmond Street West (parcel B) does not comply with City bylaws and planning guidelines including:
   a. City of Toronto Policy 4.1 (9) states that developments will have heights, massing, scale appropriate for the site and provide adequate privacy and sky views for residents of existing buildings by ensuring adequate distance and separate between walls.
      i. This development does not provide adequate privacy or sky views for residents. The residents located on the west side of 850 Richmond St West and the residents of the back side of 901 Queen Street West have only one set of windows for their units, the daylight entering these windows will be blocked by the 5th floor of 860 Richmond St West.
      ii. There are no angular planes suggested for either side of the building to mitigate overlook and privacy issues
      iii. There is no step-back on the east side of the building to mitigate overlook and privacy issues.
      iv. Facing windows must be at least 15 metres or 49 feet apart however the structure is located much closer than 15 metres (see figures 1.0 and 2.0):
         1. The distance between 860 Richmond St West to 850 Richmond Street West is 9.45 metres or 31 feet.
2. The distance between 860 Richmond ST West to the units on the west side of 901 Richmond St West is **13 feet or 3.96 metres**

3. The distance between several homes on Strachan Avenue is **11.58 metres or 38 feet**.

v. The development design includes **100% glass/glazing** which is in contravention of the policy as this structure will allow for **100% overlook and 0% privacy of the houses, townhouses and condo apartments located less than the 15 metres guideline** – they are as close as 4 metres to 12 metres of the development.

vi. The development is tenanted by a national corporation and requires staffing through the evening. The staffing require that **lights are left on until the late evening hours** (see figure 3.0).

b. **Policy 3.1.2(3)** ensures that the new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context and will limits its impact on neighbouring streets and properties by:

i. **Massing** new buildings in a way that respects the existing and/or planned street proportion.

ii. **Creating appropriate transitions in scale** to neighbourhood buildings

iii. **Provide for adequate light and privacy**

iv. **Limit any resulting shadowing** on neighbouring properties

v. **Minimizing any additional shadowing**, using a **11 metre or 36 feet planning guideline for distance between facing windows on the same property**

1. However, the existing development is flanked on the east side by single-family townhouses (3 storey’s plus roof deck) at **850 Richmond St West located 16 – 31 feet** from 860 Richmond Street West and the units on the **back of 901 Queen St West are as close as 13 feet** from 860 Richmond St West.

   a. The design of the 5th storey does not include a step-back or angular plane on the east side. **No consideration was made to the shadow, overlook-privacy issues caused by the proposed development for the east side of the building.**

   b. **False as of right comparison used in the shadow study**

      The shadow study performed by TAS Design Build was based on demonstrating the ‘as of right’ build for an industrial building, however the 860/862 Richmond Street West development is not an industrial building nor does it require an industrial building for office or creative uses.
Figure 1.0 Proximity between 860 Richmond St West (on the right) and the condos and townhouses at 850 Richmond St West (on the left) – 31 feet or 9.45 metres measured window to window.

Figure 2.0 860 Richmond St West on the left and 901 Queen St West on the right. Distance between the two buildings is 13 feet or 3.96 metres
As the 5th storey has negative implications for privacy, overlook, traffic, I oppose the applicant’s request for an amendment to the Official Plan.

Sincerely,

Victoria Lean