



Re: **TE34.34** 444-450 Richmond Street West Zoning Amendment Application | **TEYCC 4 July 2018**

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

The Garment District Neighbourhood Association (GDNA) is a federal not-for-profit corporation with a mandate to build and promote an attractive, inclusive, safe and healthy community for those residents who live in the area bounded by Spadina and Bathurst, Queen and King.

This proposal on the north side of Richmond West just west of Spadina is very familiar to the GDNA, despite the absence of any community consultation meeting. It is a small mid-block site with a dedicated bike lane in the front and Rush Lane (aka Graffiti Ally) at the rear. Once built it will be forced to externalize onto the public realm the kind of activity prevalent in urban communities such as UPS deliveries and Uber pick-ups. With one service vehicle parking spot at the rear of the building, where will a second van park when that spot is taken? Even before the building is habitable, how will the building be constructed without impacting either Richmond Street or Graffiti Alley or both?

With regard to height and built form, the current design is a carbon copy of the one submitted for 452 Richmond West (the "James", now being marketed as the "Woodsworth"), immediately to the west of this site. That application was rejected by the City and subsequently appealed to the OMB at which the GDNA contributed with Party status. The Board, however, found for the appellant in part with two amendments: reduction in height (by one storey) and removal of south facing balconies (from levels 13-16). Sadly, no consideration was given to its impact on Richmond or the Alley ... both during and after construction.

In the City report, there is mention of a third proposal, very similar in height and built-form and also headed for the OMB, at 457 Richmond Street West, directly across the road from these two developments on the north side. The report notes that, collectively, these three developments "will contribute to a built-form that resembles a canyon" with negative results on shadow and wind. With this, the GDNA is in complete agreement.

Sincerely,

Valerie Eggertson

Valerie Eggertson, Secretary
Garment District Neighbourhood Association
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c.c. Joe Cressy, Councillor Ward 20

c.c. Kirk Hatcher, Planner