

June 29, 2018

To: Toronto and East York Community Council

From: Eric Washburn, President
Bretton Place Tenants' Assn.

Re Agenda Item Number TE34.38 Meeting July 4th 2018

Application # 160255319 STE 22 OZ 33 Rosehill/44 Jackes Ave. Site (Bretton Place)

As president of the Bretton Place Tenants' Assn, a group of volunteer residents representing the tenants of Bretton Place, I respectfully request the issue identified below be added to/included in the Section 37 of the above noted application.

BACKGROUND

With regard to the proposed new tower development by Quadreal Property Group, agents for the landlord BCIMC, some residents of 33 Rosehill Ave. and some of the residents of 44 Jackes will lose their privacy in and view from their apartments. This permanent loss of privacy is due to the deliberate action of the landlord as represented by Quadreal Property Group.

SECTION 37

OVERVIEW

The proposed new tower development by Quadreal Property Group consciously proposes to sacrifice the privacy of several residents of Bretton Place in order to maximize the income from the Bretton Place property. There is great concern among several existing residents that the possible construction of the additional on-site building will create serious negative and difficult situations for them.

This involves:-

- 1) Loss of Privacy/View. Privacy within their residences will be seriously compromised by the new tower. In addition, the loss of view from their apartments will seriously impede the enjoyment of their apartments.
- 2) Future Above Guideline Rent Increases
- 3) This in addition to the noise, dust and disruption of their living standards during the property land preparation for and the construction of the proposed in-fill tower.

It would be a fair and reasonable action to compensate certain such residents as follows:-

- 1) With a compensatory rent reduction;
- 2) An offer to them to re-locate within the existing buildings to a comparable apartment without any additional rental cost that would alleviate much of their concerns and provide them a living standard choice.
- 3) We would refer you to the recent Lillian Park Development Plan by Ship lake re 45 and 77 Dunfield Ave.

PROPOSED SECTION 37 ADDITION:-

Section 37

Loss of Privacy/View

- a) \$100 rent reduction for units facing west in 33 Rosehill (Apt. #s the 01s, 02s, 03s & 04s) and for units facing north in 44 Jackes Ave. (Apt. #s the 14s, 15s, 16s, 17s, 18s & 19s) that will directly face the proposed new tower.

The monthly rent reduction to commence with the start of construction of the new Tower and Podium.

- b) Residents in the apartments identified above, to be given priority to move to other same number of bedroom suites in the complex with no increase in "rent". "Rent" is defined as the rent prior to any reduced rent due to loss of privacy/view.

Future Above Guideline rent Increases

Future Above Guideline rent Increase Applications will not be used to target the residents of 44 Jackes Ave. and 33 Rosehill Ave. to support bringing the monthly rents in 44 Jackes Ave. and 33 Rosehill Ave. buildings in line with the rents in the proposed new tower. The Provincial Rent Increase Guidelines process should prevail for all existing rental units.