



THE ANNEX RESIDENTS' ASSOCIATION

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theara.org

TEYCC (Toronto East York Community Council)
2nd Floor, West Tower, City Hall
100 Queen St. W
Toronto, ON M5H 2N2

June 24th, 2022

Terry Montgomery
Board Member of the Planning and Development Committee
Annex Residents' Association

Dear TEYCC,

I am writing about the proposed project for 661 and 663-665 Huron Street, on behalf of the Annex Residents' Association, Planning and Development Committee.

We are supportive of efforts to increase density in the Annex and provide additional housing options wherever possible. However we believe that it is important that this be done without compromising public space and amenity both within development sites as well as in the surrounding neighbourhood.

In this proposal, there is simply not enough space at the rear of the existing houses (which currently house 19 rental units) to accommodate an additional 6 rental units. These two-storey units are squeezed between the lane to the east and the remaining narrow space behind the existing houses. There have been efforts to improve the space with a widened pathway and additional trees but it simply remains too narrow to provide sufficient amenity for the new units and the entire site.

The distance between the new rowhouses and the existing buildings range from 6.40 m to as little as 5.48 m. This is 2m less than the minimum of 7.5m required for other buildings which create a similar condition behind existing houses such as laneway houses and garden suites. We believe this establishes a minimum standard to allow sufficient space and amenity for dwellings behind existing houses.

In this case, the proposed rowhouses will face directly into the numerous fire escapes and walls of the existing houses. Any facing windows across from each other may well contravene OBC limiting distance requirements. There is very little room on the entire site for soft landscaping or any kind of amenity for the 25 units which will occupy the site. Five hackberry trees have been proposed for the space between the existing houses and the rowhouses however these will have a spread of 12 to 18m when they reach maturity- almost twice as wide as the space provided. These are clearly indicated in the landscape cross-section (drawing L3) as exceeding the space provided. The tree trunks adjacent to the path may impede the exit route for wheelchairs and strollers.

Initially this proposal consisted of 7 rowhouses and it was subsequently reduced to 6 in an attempt to fit the new building into the site. We believe the fit remains inadequate. Therefore we would recommend that the current 6 units be reduced to 5. This would allow for a widening of the space at the south end of the site to make more room for soft landscaping, a safer exit route and adequate space for at least some of the proposed trees.

We believe this modification would improve comfort and safety for the new rowhouses, the existing houses and the wider context. At the same time the new dwellings would add much needed housing options to the neighbourhood.

Sincerely,

A handwritten signature in cursive script that reads "Terry Montgomery".

Terry Montgomery