



June 14, 2023

Councillor Dianne Saxe
City of Toronto Councillors
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Councillor Saxe and City Councillors:

Re: 100 Davenport Road Condo Development,

Belmont House is a long term care and retirement home, with 140 long term care beds and 81 retirement suites, serving 225 seniors on our site. Belmont House has been located on Belmont Street since the mid 1850's.

I have been advised that the City has reached a settlement and that this settlement is being reviewed for approval by the City Council on June 15, 2023.

I would like to inform you that Belmont House remains strongly opposed to the proposed 19-storey development for 100 Davenport Road.

Belmont House was originally opposed to the 39-storey proposal in 2016 and we continue to express our concern on the shadow impacts of the new 19-storey proposal. This development is directly south of the Belmont House property, and it would erode the sunlight on our property which would negatively affect the quality of life for seniors at Belmont House.

Belmont House seniors' range in age from 60 to 106 years old. Many of our long term care residents are in wheelchairs or bedridden. This limited mobility does not allow for many opportunities to go outdoors, therefore the sunlight on the Belmont property is crucial in maintaining their well-being. The current proposal casts shadows, thereby limiting the amount of sunlight entering the building.

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Our long term care building located at the corner of Belmont St. and Davenport Road, is a 5-storey building with four nursing units. The building was designed with many windows to ensure that sunlight is able to enter the resident space. These nursing units include the resident bedrooms, dining rooms, and activity rooms. All the nursing units have their dining rooms facing south. (see attached photo showing the sunlight entering the resident dining room)

Concerns regarding 100 Davenport Road date back to 2001. After 20+ years, we continue to feel that the developer has not fully addressed our concerns. In the fall of 2022, the legal counsel for the developers reached out to our legal counsel requesting a visit to Belmont House to address our concerns. Belmont House expressed their willingness in having them visit Belmont House to identify the affected areas. To this date, the developer has not responded back with any dates/times to visit Belmont House.

Belmont House has also asked the developer and the City for shadow studies for a 12-month period, and to-date we have not received these shadow studies.

I would like to request that the City Councillors do not approve this proposed settlement and that further consultation happens with Belmont House and the ABC Residents Association.

Thank you for your consideration in this matter.

Yours truly,



Maria Elias
Chief Executive Officer

Attachments:

- resident dining room facing south

