



December 20, 2024

Carl Geiger
Senior Planner
Community Planning
City of Toronto

Copies to: Oren Tamir, Corinna Prior, Councillor Dianne Saxe, Andrew Greene

**Re: Belmont Place development Application Number 24 208560 STE 11 OZ
Planning Department review**

Dear Carl:

We are writing to request that the Planning Department's review of the application for an 11-storey expansion to Belmont Place include explicit consideration of the concerns and alternative proposal from the neighbouring residents who will be particularly affected by the addition.

As the ABC Residents Association, we represent the area in which Belmont Place is located and the residents of the surrounding streets, and are actively involved in discussions about developments in our community.

We recognize and support the need for more long-term care and assisted living accommodation in Ontario and the intention to add new such facilities at the Belmont Place site. ABCRA has been in discussion with Belmont Place representatives and the Planning Department at several junctures over this past year. As the proposal moves toward the approval stages, we are concerned that the input from nearby residents about the significant impacts and possible alternative options to the current proposal have not been fully appreciated or addressed.

The current proposal is problematic as it would so fundamentally alter the north side of the site by placing an 11-story edifice in close proximity to residential homes on Belmont Street, removing significant amount of green space and mature trees, and creating more traffic congestion on an already overburdened small street.

Logically the addition would be best placed on the south/Davenport side of the site where there are already mid and high-rises current and planned, and would result in less loss of green space/trees and provide more flexibility for what will be difficult construction management.

While the Applicant has indicated that its proposed location for the addition is the only feasible option, we are relying on the Planning Department to thoroughly assess that contention and the related implications for the community. We would like this to include consideration of the 'hybrid' proposal from the Belmont Street residents for a two-phase approach of first moving the kitchen/dining room facilities to a new low-rise building on the north side (to allow Belmont Place to have operational continuity) and then erect the new tower on the centre/south side of the property which would be more coherent with the Davenport Road streetscape.

ABCRA and our residents are longtime supporters of Belmont Place and its importance in the community. We would like to see a successful expansion that is informed by a thorough, constructive and transparent assessment and recommendations by the Planning Department. Please let us know if we can provide further information.

Sincerely,

The ABC Residents Association,
Ian Carmichael and John Caliendo,
Co-Chairs
abcra@abc.ca

The ABC Residents Association is a volunteer organization committed to enhancing the quality of life in our neighbourhood through active participation in municipal issues. We serve the residents living in Toronto's Yorkville / North Midtown community between Yonge Street west to Avenue Road and Bloor Street north to the CPR tracks.