

## Nicole Milrose

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**From:** A. Garrison <swallowadragon@gmail.com>  
**Sent:** October-05-17 12:39 AM  
**To:** Nicole Milrose  
**Subject:** Zoning proposal for 49-51 Springmount Ave

To Whom it May Concern,

Public Hearing  
Minor Variance Permission  
File No. A0478/17EYK  
49 & [51 Springmount Ave](#)  
Parts 4, 5, 11 & 12

c/o Nicole Milrose  
Applications Technician  
[nmilros@toronto.ca](mailto:nmilros@toronto.ca)  
October 4th, 2017

### **Committee of Adjustment and Minor Variances**

In reference to the proposed construction of 3 new dwellings on the lots of 49 and [51 Springmount Avenue](#), these are the concerns of we, the tenants at 51 Springmount, Apt. #1.

1. First of all, for those of us who live here, this is not a minor variance at all. It has major consequences that affect many people who may be able to advocate for ourselves but a small forest of trees and creatures that cannot.
2. My partner, Kwanza Msingwana and I, both musicians/teachers who have been living with our artist son and teaching music from our home studios at 51 Springmount, Apt 1 for fifteen years, are very concerned about the proposed demolition and consequent reduction of the number of affordable rental units in this area. Regal Heights and specifically this street have been a vibrant and affordable neighbourhood for artists to live and raise our families. With increasing gentrification, and this loss of our homes, where are we and the other tenants affected, many of whom are artists, to go? What happens when the Creative Class, that infuses our downtown neighbourhoods with life, culture and beauty, ideas and soul, can no longer afford to live and work here?
3. The beautiful, small forest of older trees in front of 51 Springmount are the “lungs” of the neighbourhood and provide shelter and food to many birds, insects and wildlife. If Toronto is serious about preserving its green space and being environmentally responsible, this proposal should not be allowed to destroy or damage this precious mini-ecosystem. Springmount Ave still has the old creek running downhill underneath the street. I have concerns about the environmental impact on the actual hill itself which is very vulnerable to erosion from runoff. Besides, do we really need more concrete suffocating these lands?

4. These existing duplexes have a rare design. They are detached, but still, fairly close together, and the flats were originally designed to be apartments, not the typical houses which have been converted into apartments. While definitely needing regular maintenance and repair and even renovation, they definitely still have a few decades left in them. To tear them down now would be a waste. Each unit also has enough space for a small family of musicians or artists to work from home without disturbing others. In this small enclave of five duplexes right on the St. Clair hill with twelve families all sharing a laneway, we have nurtured a lively, close-knit community. Five of those families are musicians/artists who practice, work and teach at home.

5. The upheaval of this proposed demolition and construction over who knows how many years, will effectively split up and destroy this smaller community nest, which has a rich history of friendships, interacting, social gatherings and BBQs. Our children have grown up able to run freely and safely in the back laneway. As well, our two elderly neighbours have lived here for forty years. Where are we all to go? Such a loss.

My partner and I and those who live in the units which would be demolished, may be able to find other places to live eventually, at a great cost. But what about the years of disruption to the rest of the neighbourhood and the wanton disregard in the proposal for the precious green space which rather should be cherished and preserved above all, for seven generations to come?

We the tenants living at 51 Springmount Ave, Apt #1 are NOT in favour of this proposal. Please seriously consider its negative impact on our community and environment. Thank you.

Yours,

Alexandra (Ali) Garrison

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BMA in Vocal Performance, University of Michigan, Ann Arbor

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