

Nicole Milrose

From: Andrew Manson <manson6410@gmail.com>
Sent: October-04-17 11:18 AM
To: Nicole Milrose
Subject: RE: 49-51 Springmount Ave Adjustment Committee Hearing

No problem.

47 Springmount Ave, Toronto, ON. M6H2Y5.

Thank you!

On Oct 4, 2017 9:09 AM, "Nicole Milrose" <Nicole.Milrose@toronto.ca> wrote:

Hi Andrew,

In order for me to be able to include your letter of opposition to the Committee members I will need you to provide your address.

Thank you,

Nicole Milrose

Application Technician

City Planning Division

Committee of Adjustment

Etobicoke York District

City of Toronto

[2 Civic Centre Court, 4th Floor](#)

[Toronto, ON M9C 5A3](#)

Tel: [416-394-8065](tel:416-394-8065)

Fax: [416-394-6042](tel:416-394-6042)

Email: nmilros@toronto.ca

From: Andrew Manson [mailto:manson6410@gmail.com]
Sent: October-03-17 7:29 PM
To: Nicole Milrose <Nicole.Milrose@toronto.ca>
Subject: [49-51 Springmount Ave](#) Adjustment Committee Hearing

Hello,

I am writing to voice my concern over the proposed demolition and redevelopment of [49-51 Springmount Ave](#) in Toronto, ON. I wholly believe that this proposed development would be unhealthy for the culture and environment of the neighbourhood, would displace elderly, vulnerable, and lower income families, and would create yet another gap in affordable housing from middle class residents to the ultra rich these proposed developments are catering to.

The two of five duplex style homes slated for development rest in the middle lot of a thriving and close knit group of neighbours who share everything from a back yard, to meals, to holidays together. Not only would this demolition simply displace four hard working and rent protected families, it would sever a vibrant and culturally diverse group of loving neighbours. Further, this type of monster 4,000 s/f luxury townhouse has no place between three rental geared century homes, and is surely the first move in a step towards complete gentrification of one of the last affordable dwellings in the neighbourhood.

The elderly citizens of 49-51, some of whom have lived in the same home for 30+ years, will be out on the street struggling to find an affordable alternative, which will prove extremely difficult in this current environment of highly inflated housing and rental prices. The idea that *four* hard working and lower income families will be intentionally displaced to make way for *three* high income luxury dwellings, is simply offensive and upsetting.

Would it not be more sensible for a redevelopment that caters to say, a low rise high density and affordable dwelling for the area? Not these offensively large and obscene monster luxury homes which cater solely to the affluent. This just seems to me, a long standing resident of the area with many ties to my neighbourhood, of another example of how affordable housing and the vulnerable are trampled in the way of big money and development, taking any character, culture, or sense of community along with it.

I do hope the committee of adjustments can take a human side of this story and decide against the rezoning of this land.

Thank you for your time,

Sincerely

Andrew Manson

