

Nicole Milrose

From: Andrew Tay <info@andrewtay.com>
Sent: October-05-17 1:54 PM
To: Nicole Milrose
Subject: Objection to proposed redevelopment of 49 & 51 Springmount Ave.

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c/o Nicole Milrose
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R.E. Proposed redevelopment of 49 & 51 Springmount Ave.
Files Numbered: A0478/17EYK, A0479/17EYK, A0480/17EYK, B0043/17EYK, B0044/17EYK

To whom it may concern,

My wife and I are four-year residents of 53 Springmount Avenue and I am writing to register my official objection to the proposed rezoning and redevelopment of 49 and 51 Springmount.

I oppose the plan on two grounds. First, Toronto is in the midst of an affordable housing crisis. Although I generally support redevelopment in the city, it should not be done at the expense of existing affordable housing. This proposal intends demolish four rental units, displacing four families of moderate income. Yet, the new development can only support three families, and likely only the most wealthy. Surely, this is a major step backward.

The current houses in question were purpose built as multi-family rental units in the 1920s, have remained so ever since, and are in great condition for their age. If, nearly 100 years ago, our community understood the need to have a variety of housing that can support different kinds of families at mixed incomes, to turn around and disregard this need in 2017 would be a wasteful travesty.

Not only would this development put vulnerable families at risk by displacing them from homes they have lived in and helped maintain for decades, this would set a dangerous precedent that puts other rental properties in the neighbourhood at risk. Ongoing redevelopment is necessary for the evolution of our city, but a better solution would be to replace like-with-like--that is, to tear down owner-occupied properties in poor condition and replace them with new owner-occupied

properties. These are the sorts of developments that have taken place elsewhere on the street, and they are much less destructive to the community than this proposal would be.

One of the great strengths of this neighbourhood is its diversity and some of this will be lost if it does not remain mixed-income.

Secondly, as an engineer and industrial designer, I also question the proposal in terms of how its design will impact the neighbourhood and its other residents. One of the most distinctive features of Springmount Ave. and Regal Rd. is that they used to be part of Garrison Creek. As such, the houses in the immediate area were built at the top of a ravine with plenty of greenspace in front. These sloping hills are integral to the feel of this section of Springmount.

As they've been designed, the proposed new houses would jut out awkwardly from the hillside, eliminating most of the existing greenspace in favour of completely unnecessary ground level parking, even though there is already laneway access at the rear.

Moreover, as wide two-story detached houses, the existing properties are much more consistent with other similar homes nearby, even though they are duplexes. Replacing them with three substantially taller and narrower houses that run from the top of the ravine all the way down to street level would be visually disruptive and would disregard the current design of the neighbourhood.

Finally, it seems like it will be difficult or impossible to build these units without seriously disrupting and/or damaging the adjacent properties, of which we are residents, and which are co-owned by the same owners of #49 and #51. This raises questions: is the developer's actual plan to demolish all five properties from 49-55, and if so, why are they not being transparent about this? If not, how do they plan to work around this problem? The current houses are already quite close together; the proposed ones would be even closer.

To be clear, I do not support the demolition of the existing homes, nor the development of the new ones as proposed. However, if the plan were to go ahead, I must also add that it would be imperative that 1) the current owners and proposed developers must be as transparent as possible with the tenants about the process and timelines, and 2) that any evictions should be delayed as long as possible to give the current tenants of 49 & 51 Springmount much time as possible should be given to the tenants to find new accommodations.

Sincerely,
Andrew Tay