

Nicole Milrose

From: Molly Gardner <mollylgardner@gmail.com>
Sent: October-03-17 10:51 PM
To: Nicole Milrose
Subject: Letter of Objection - Demolition of 49 and 51 Springmount Ave

Dear Nicole,

I'm writing to declare my opposition to the demolition of 49 and 51 Springmount Ave, and the replacing of them with 3 new homes.

I am a resident of 55 Springmount and have been for just over two years. 47 to 55 Springmount are five houses all owned by the same three owners/landlords and my partner and I make up one of the ten families who live in the ten rental units. This is a vibrant and diverse community of neighbours, some who have been part of the neighbourhood for over thirty years. Many of us work in the arts, and we value being part of this dynamic community as a result of the affordable rent that still exists here.

This proposed development and the proposal for zone variances will result in the destruction of four affordable rental units in this neighbourhood and will push four of our neighbourhood families out of their homes. This will also pave the way for the other three houses (six rental units) owned by the same owners/landlords to be sold and redeveloped into luxury homes, pushing another six families, including us, out of the neighbourhood. Toronto is in the middle of a housing crisis, and allowing for further affordable housing in mixed-income communities to be destroyed and replaced with luxury homes is contributing to the problem.

Furthermore, I think the development plan for 49 and 51 Springmount is too big for the street and the neighbourhood. The proposed three attached cube-like modern houses with front garages will take up most of the two lots, changing the look of the street and also requiring the removal of trees and green space which are characteristic of this neighbourhood and important to it's ecosystem.

For all of these reasons, as a resident of this neighbourhood, of Springmount Ave, and of the City of Toronto, I object to this development plan and the proposal for zone variances for 49 and 51 Springmount Ave.

Thank you,

Molly Gardner