

## Nicole Milrose

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**From:** Rose C. Stella <rose\_c\_stella@yahoo.ca>  
**Sent:** October-05-17 1:37 AM  
**To:** Nicole Milrose  
**Subject:** Zoning proposal for 49-51 Springmount Ave

October 4, 2017

Public Hearing  
Minor Variance Permission  
File No. A0478/17EYK  
49 & 51 Springmount Avenue  
Parts 4, 5, 11 & 12

Committee of Adjustment and Minor Variances  
c/o Nicole Milrose  
Applications Technician  
[nmilros@toronto.ca](mailto:nmilros@toronto.ca)  
October 4th, 2017

### **To Nicole Milrose & Committee of Adjustment and Minor Variances:**

My name is Rose A. Cutrara, and I am 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 (2<sup>nd</sup> floor) and have enjoyed living here since November 2005.

The residences from 47 to 55 on Springmount, are five houses all owned by the same three owners. These five houses contain 10 residences; hence there are ten families who live in the ten rental units.

The Springmount Avenue & Regal Heights community we live in 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. We also greatly value the green space that our residences offer.

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 agree with my neighbours that 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. It will also require the

removal of trees and green space which are characteristic of this neighbourhood and important to it's ecosystem. The wildlife and birds that we share this space with, will also lose their homes

Once again, as a resident of this neighbourhood, of Springmount Avenue, and of the City of Toronto, I must object to this development plan and the proposal for zone variances for 49 and 51 Springmount Avenue.

Thank you for your consideration.

Sincerely,

Rose A. Cutrara