

Nicole Milrose

From: ann cummings <mazilla9@gmail.com>
Sent: October-05-17 10:14 AM
To: Nicole Milrose
Cc: Andrew Tay
Subject: Proposed redevelopment of #49-51 Springmount Ave File #A0478/17EYK

Dear Ms.Nicole Milrose,

As a life long resident and neighbour of the proposed redevelopment of 49-51 Springmount Ave in Toronto File #A0478/17EYK from 2 triplexes to luxury townhouse dwellings, I am opposed to the new development for several reasons. While I concur that dense-sification of sites and buildings are necessary in a growing city, I affirm that this is not just a case of Not-in-my-backyard syndrome. My neighbourhood is an older area of preserved charm and rare example of mixed use dwellings, where older character apartment buildings provide affordable housing for many artists and working creative people in one of the most beautiful older neighbourhoods in Toronto. Knocking down these duplexes will set a precedent of more to come and put many working folks on limited incomes out of an affordable home. I care about our area and feel that the push for newer bigger luxury condo-like dwellings that are springing up all over this city are often done too quickly and without proper consideration of how that development will adversely affect the area. The architect proposed for planning the development, Richard Wengle, has a reputation in the media for disregarding the neighbourhood in his projects:

https://www.thestar.com/life/health_wellness/2011/0505von_hahn_theres_no_accounting_for_taste_in_forest_hill.html

<https://torontolife.com/city/mcmansion-wars-neighbour-versus-neighbourh-forest-hill/>

I strongly suggest that this project be curtailed and allow the current dwellings to remain as they are. If they absolutely have to be torn down, then the new buildings should continue to be affordable housing that is in character and relative size with the rest of the neighbourhood.

Sincerely,
Ann Cummings
Resident 59 Springmount ave