



October 9, 2018

Committee of Adjustment, Etobicoke York Panel
2 Civic Centre Court, Floor 4
Toronto ON M9C 5A3
Attention: Nicole Milrose (by email: nicole.milrose@toronto.ca)

RE: 1144 Davenport Road – Minor Variance Application (A0671/18EYK)

Dear members of the Committee of Adjustment,

Our residents' association contains the property in question and on behalf of a number of our concerned members, I must voice our group's opposition to one central aspect of the proposed variance: the complete removal of the street-level commercial use ("storefront") in order to create a wholly residential property.

The storefronts of Davenport Road from Somerset Avenue to Winona Drive are a historical reminder of the early commercial uses of the distinct village of Davenport dating to the mid-1800s. Today, they remain an important part of the streetfront vitality, walkability, and accessible services of our neighbourhood. Taken together, these relatively continuous commercial frontages of this part of Davenport Road support the commercial and social needs a diverse range of residents. Removing one such commercial streetfront erodes this continuity and sets a bad precedent for the social and economic vitality of this walkable area.

More specifically, we oppose this application in its current form on 3 fronts:

1. We feel this change of use is substantial and cannot be considered as a "minor" variance.
2. The current zoning classification will be contravened: the current MCR designation prioritizes commercial use ahead of residential use, but this proposal completely removes the commercial use without any justification.
3. The intent of the Official Plan (in which this property is designated "Neighbourhood") is contravened by discarding the commercial use and removing the site's participation from the



davenport neighbourhood association

social and economic landscape of the neighboring properties along that stretch of Davenport Road.

I do emphasize that we are excited to welcome this applicant to our neighbourhood, and we do not oppose the revitalization that a renewed building and new residents will bring to our area. However, we feel that the current proposal is not acceptable, and look forward to being consulted on future revised proposals for this site.

Best,

Evan Castel

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