



February 6, 2019

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,

This letter is our residents' association Letter of Objection for the Committee of Adjustment hearing for this file, scheduled for tomorrow, February 7. It updates our first such letter, which we submitted to you on October 9, 2018 for the hearing of this application on October 11.

That October 11 hearing was deferred by the applicant's architect (Mr. Adam Brander), and I see from the public documents posted on the application website that he wrote a subsequent December 7 email requesting a new hearing, writing that "Community planning and neighbours have been engaged on the matters. There are no revised drawings or a modified variance list at this time. Please let me know the deferred hearing date."

We are disappointed to read that email, since:

1. Our association, which represents the entire catchment of residents south of the site, was not consulted as part of this engagement with "neighbours", so we question the thoroughness or meaningfulness of that neighbourhood engagement noted by Mr. Brander.
2. The drawings submitted by Mr. Brander for tomorrow's Committee of Adjustment are unchanged from those he submitted for the October 11 meeting, therefore we feel the engagements cited as reason for deferral had no influence on reaching a collaborative and more widely acceptable design.



Our chief objection remains Mr. Brander's proposal to remove the street-level commercial use ("storefront") in order to create a wholly residential property.

The January 31 report from Community Planning shares this concern. However, we insist that any future design must do more than "maintains the appearance of a commercial unit", as the report notes, but retain a true and active commercial unit, not a residential or other street-level use that merely has the "appearance of" the original commercial use.

That original commercial use is vital to the historical commercial "village" of adjacent continuous commercial streetfront units. Together, they contribute to the streetfront vitality, walkability, and accessible services of our neighbourhood.

To recap our concerns filed to date, our residents' association contains the property in question and on behalf of a number of our concerned members, our group opposes 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 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 have been waiting with eagerness to be engaged by Mr. Brander and/or his client, Percy Ellis Holdings. We do not



oppose the revitalization that a renewed building and new residents will bring to our area, and we support them in those goals.

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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