

February 28, 2021

**RECEIVED**

By Toronto Local Appeal Body at 12:05 pm, Mar 01, 2021

Nathalie Forde  
Support Assistant  
Toronto Local Appeal Body  
40 Orchard View Boulevard  
Suite 253  
Toronto, Ontario M4R 1B9

Dear Ms. Forde,

As per Toronto Local Appeal Body policy, I am filing a Participant/Witness Statement in regards to TLAB Electronic Hearing on Jun. 2, 2021 at 9:30 am, TLAB Case File Number: 20 230483 S45 09 TLAB (908-916 St. Clair Ave W. and 166 Alberta Ave.).

I believe that proposed condo construction violates my privacy and many other things which are mentioned below.

1. The entire construction plan by developer company Canderel was done without owners' knowledge and written consent – this is a residential area, very close to my house. I was kept in the dark when all these documents were prepared. The initial Canderel pre-application meeting with Toronto Planning took place in May of 2017. All Robina Avenue neighbors and I were not aware of other multiple meetings until we received a Public Hearing Notice from Committee of Adjustment (COA) in late November of 2020.
2. After reading several objections from my neighbors it was very clear that the construction company did not comply with many rules of the City of Toronto. Besides COA findings, my neighbors on both Robina and Winona found dozens and dozens violations of City of Toronto rules and guidelines.
3. During a public hearing on December 2, 2020, the COA has unanimously rejected developer's application for so-called "minor-variances". This decision was also based on neighbors' objection as well – see video link attached, starting from 42:00 to 1:23:20.

<https://www.youtube.com/watch?v=mR0DPYDgxP4>

4. Privacy of the houses will be violated as proposed condo windows and balconies are looking at our backyards. 12-storey on St. Clair W. and especially 5-storey on Alberta Ave. are right behind our backyards. In fact, a 5-storey condo is actually a 6-story building due to a very high first floor. Proposed frosted glass windows won't fix the violation of privacy and there are balconies as well.
5. The value of my house will be decreased substantially as per my conversation with some realtors and just according to a common sense. My house already has 18-story building on the east side of Robina Ave., the 12-storey building is currently constructed on the west side on my house (on Alberta Ave.). Besides, I will have a proposed 12-storey condo on a south side (on St. Clair W.) and a proposed 5-storey building next to our backyards on the west (on Alberta Ave.). Needless to say, the value of the house in the middle of this "chamber" will be decreased.
6. The new condo is on the east and will block the backyard from the sun. So, trees, plants and flowers will be affected because of shading. I will have high rise buildings from the west, south and east.

7. My house was literally jumping when the work is currently done on a condo construction across the road (on Alberta Ave.). I am not sure that our houses would be able to withstand the construction so close to us. However, my request for pre-construction survey prior to everything was not addressed by Canderel.

8. Here is what happened near the intersection of Eglinton Ave. and Brentcliffe Rd. last fall – hillside collapsed when the construction started for the Metrolink. It is under investigation now. The construction of a new condo may literally destroy our houses (see link below).

<https://www.thestar.com/news/gta/2020/10/21/hillside-collapse-at-eglington-crosstown-lrt-construction-site-leaves-neighbours-worried-about-their-homes.html>

9. I feel an unnecessary pressure from Canderel. Since a public hearing on December 2, 2020, my neighbors and I have been receiving letters from a developer and each one of them demands a response “as soon as possible” or a in a 3-day deadline (documents could be provided on TLAB request). I realize that Canderel is asking for variances to make the project as profitable as possible, which I understand is their job. But showing little regard for the neighbors that border the property is not right especially after not contacting us for three and a half years since the condo project began in May of 2017.

10. On January 30, 2021, all Robina Ave. neighbors have received a letter (by mail) from Chestnut Park Real Estate Ltd. which began with this sentence: “On behalf of one of our serious builders, we’d like to find out whether you’d be interested in reviewing a private cash offer to purchase your house, as-is condition”. Although Canderel stated that it wasn’t them and they have no association with Chestnut Park Real Estate Ltd., we as neighbors found this coincidence interesting (to say the least) especially keeping in mind that we received these letters few days after our Zoom meeting with developer’s representatives. We were also surprised to find out that the potential buyer is a builder.

Based on the above, I realize that the southern part of the condo will be built regardless, (12-storey on St. Clair W.), but I am strongly objecting to a construction of the northern portion of a condo, on Alberta Ave.

Sincerely,

Igor Kuperman  
15-B Robina Ave.