

From: Peter Harries-Jones <peterhj@yorku.ca>
Sent: May 25, 2021 12:12 PM
To: coa.tey
Cc: 29highviewcr@gmail.com

File number B0086/20TEY
A1097/20TEY A1098/ 20TEY

Dear Sirs,

I am an owner and resident of 24 Highview Crescent, along with my wife, Rosalind Gill.

I would like to support the content of the letter sent to you recently by Kate Stewart and Bret Dawson of 29 Highview Crescent regarding the proposed application for permission to build a house next door to them on the property of 15 Highview Crescent. We fully support their objections to proposed construction of a building there.

The proposed building is almost directly opposite our own property and our objections are a) aesthetics - that it would effectively destroy the notion of Highview Crescent as a 'crescent' b) that the building of a property there would be ecologically damaging and c) that during the period of construction, the buildings on the eastern side of the building site, under present traffic regulations on the street, would be effectively blocked from entry to their property because of construction traffic parked on the street.

A) Aesthetics. Highview Crescent is named a 'crescent' because of the curve in the road and the evident vacant space created by a set back of housing on that curve. Currently this very evident physical highlight of the street, is crowned by the existence of two 'survivor' elms right on that site. I believe that the requisite department of Toronto City Council has made a survey of 'survivor' elms in the city, and I read a couple of years ago that only 23 elms survive in the downtown of Toronto. I do not know whether our street was counted as part of 'downtown' or not, but survivor elms are evidently rare in our city. They are magnificent trees and to have two of them on your own doorstep is a real treasure.

B) Ecological Damage. The advanced notice of the proposal to build mentioned very distinctively that there would be no cutting down of trees in the planned project. But this is only half the story and the notice sent is very careful to avoid any mention of any possible damage to these two trees as a result of building on this site. Kate Stewart and Bret Dawson have correctly identified the further damage that will inevitably occur to the root formation as a result of any construction on the proposed site, damage that will, in my opinion, definitely effect the well being of the two trees and lead their life span to an early end.

I state this as a professional opinion as I have written on ecological matters the past fifty or sixty years. This includes an anthropological study on indigenous rules devised by villagers which prohibited the cutting down of trees in Zambian villages; a biography of one of the first ecologist to propose that the health of humans is closely related to the health of ecosystems, and that the health of ecosystems is closely related to appropriate feedback activity devised by trees. The means through which trees are able to devise their own feedback

constraint is through the several mutual causal relations they establish between themselves and through other forms of life, particularly fungi . These feedback exchanges occur through the roots of the trees. In short trees have extensive communication (or mutual signaling) relations.

I would say that the ecological work on this is now fully established and recognized, so you can kill trees in two or three ways, cut them down (but there may be restrictions against this), spray their leaves with poison, as in the Vietnam war, or kill their root systems which are their major means of survival. I know that the mention of tree communication sounds weird, but the Canadian ecologist, Suzanne Simard is a world leader in this research.

The proposed new building would block light on the street, increase density, remove a precious green-space and increase traffic and parking.

Therefore, I urge you not to approve this proposal. Please let Highview Crescent keep its turn- of- the- century charm.

Yours Sincerely

Peter Harries-Jones

RECEIVED

By Committee of Adjustment at 12:27 pm, May 25, 2021

Kate Stewart & Bret Dawson
29 Highview Crescent, Toronto, M6H2Y3
416-912-6152 | 416-895-7635 | 29highviewcr@gmail.com

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2

May 25th, 2021

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY, Variance A1098/20TEY

Dear Committee Members,

We are the owners and residents of 29 Highview Crescent, located directly north of the property proposed to be severed. We have lived here for almost 10 years. We are very concerned about the proposal to split the above property and build a new house between our house and the house at #15 Highview.

We oppose the severance and requested variances and we respectfully request that these applications be refused.

Highview Crescent is a small, quiet street, home to a mix of renters and owners in 40 detached and semi-detached houses.

The unique crescent shape of the street has created a small, triangular side yard at #15, which runs most of the length of the south side of our house. When we purchased #29 in 2011, we did so primarily for the open southern exposure of the house, and we feel lucky to enjoy the light and views it affords every day.

Impact on our Family

We believe our enjoyment of our own property will be severely impacted by the proposed new structure. If the severance and development of 15 Highview Crescent is allowed, rather than looking at the fronts of our neighbours' houses across the street and the huge American Elm trees on City property, we will look directly at the north wall of the proposed new building from every story of our house. We have 11 windows of varying sizes on the south side of our house,

the majority of which would be blocked by the proposed new structure. The mass of the proposed buildings will significantly limit our morning and afternoon sunshine as well as destroy our clear views to the west and south.

Impact on our Street

We are concerned that the size of the proposed house will change the nature of our street in a negative way. The plans for the new building show an imposing three-story structure whose scale and style are not in keeping with the rest of the ~100-year-old houses on the street.

We support the City's current efforts to gently increase density by allowing for expanding laneway housing and secondary suites such as coach houses. Unlike a coach house or laneway house, the proposed building is neither lower scale nor smaller than the primary house on the lot. It is not tucked behind the existing property in a garden, nor would it occupy underused laneway space. It is an oversized, three-story, detached, single-family home to be situated directly in front of the existing dwelling.

The proposed development does not adhere to the City's principle of adding extra units in neighbourhoods without significant impacts. It adds one single-family luxury home to the street, while entirely blocking the views and light from 20 windows in other homes.

Severing the lot to create a new, undersized lot and building a large three-story house upon it is a major variance from the zoning by-law.

The other variances being sought are also not minor in nature:

- The front-yard, side-yard and rear-yard setback variances suggest a home that is simply too big for its property according to current City zoning by-laws. Its mass, bulk and height will impact the openness and spacing of the streetscape and, by encroaching into the front, side and rear yards, create a windowless barrier effect for us and our neighbours residing at #15. The rear setback (0.76m between #15 and the three-story brick wall of the proposed house) in particular, is approximately **one-tenth** of what the by-law requires.
- The density proposed by the floor space index considerably exceeds the current permitted density, increasing from 0.6 to 0.92 times the area of the lot in one case, and to 0.81 in the other.
- The front-yard parking proposed in the application contravenes the City-wide zoning by-law. The by-law also requires a minimum of two parking spaces where only one is proposed.
- The by-law prohibits an entrance to a secondary suite in the front wall of a house. Another variance has been sought to allow one.

Taken collectively, the changes sought represent a major variance from the zoning by-law.

Impact on the Tree Canopy

We are particularly concerned about the safety of the trees involved in the proposed project, which include two of Toronto's few remaining American Elm trees and a huge Norway Maple. These trees create a wonderful canopy over Highview Crescent and support a variety of birds and other wildlife.

The application includes an arborist's report that details the need for extensive protections to try to preserve the trees on the lot and a request to injure two of the trees both by removing large parts of the canopy and by chainsawing through roots.

These trees are as old as the street itself, and are irreplaceable. We are concerned that the proposed measures will poorly affect their long-term wellbeing.

Potential for Flooding

The southern half of Highview is situated over the Springmount Stream of Garrison Creek, and houses on the street have experienced basement flooding. The addition of a new house and the deep excavation needed for the basement will increase the risk of future flooding. The new house would add eavestroughs running close to its neighbouring properties, and remove garden and grass that currently help to absorb water.

Overall, the proposed severance and plan to build a new three-story dwelling at 15 Highview does not keep with the character of Regal Heights or Highview Crescent. It has major variances, it will affect our enjoyment of our own property, and it threatens our neighbourhood trees. **It does not conform to the intent or purpose of the Official Plan or Zoning by-law.**

We wish to attend, and both of us would like to speak at the Committee of Adjustment public hearing on Wednesday, June 2nd at 4:30 p.m.

We wish to receive a copy of the Committee of Adjustment Notice of Decision for this property.

Many thanks for your service and attention to this issue.

Sincerely,

Kate Stewart & Bret Dawson
29 Highview Crescent

RECEIVED

By Committee of Adjustment at 1:11 pm, May 25, 2021

Address: coa.tey@toronto.ca
File number B0086/20TEY
A1097/20TEY A1098/ 20TEY
A

Dear Sirs,

I am an owner and resident of 24 Highview Crescent, along with my wife, Rosalind Gill.

I would like to support the content of the letter sent to you recently by Kate Stewart and Bret Dawson of 29 Highview Crescent regarding the proposed application for permission to build a house next door to them on the property of 15 Highview Crescent. We fully support their objections to proposed construction of a building there.

The proposed building is almost directly opposite our own property and our objections are a) aesthetics - that it would effectively destroy the notion of Highview Crescent as a 'crescent' b) that the building of a property there would be ecologically damaging and c) that during the period of construction, the buildings on the eastern side of the building site, under present traffic regulations on the street, would be effectively blocked from entry to their property because of construction traffic parked on the street.

A) Aesthetics. Highview Crescent is named a 'crescent' because of the curve in the road and the evident vacant space created by a set back of housing on that curve. Currently this is very evident physical highlight of the street, is crowned by the existence of two 'survivor' elms right on that site. I believe that the requisite department of Toronto City Council has made a survey of 'survivor' elms in the city, and I read a couple of years ago that only 23 elms survive in the downtown of Toronto. I do not know whether our street was counted as part of 'downtown' or not, but survivor elms are evidently rare in our city. They are magnificent trees and to have two of them on your own doorstep is a real treasure.

B) Ecological Damage. The advanced notice of the proposal to build mentioned very distinctively that there would be no cutting down of trees in the planned project. But this is only half the story and the notice sent is very careful to avoid any mention of any possible damage to these two trees as a result of building on this site. Kate Stewart and Bret Dawson have correctly identified the further damage that will inevitably occur to the root formation as a result of any construction on the proposed site, damage that will, in my opinion, definitely effect the well being of the two trees and lead their life span to an early end.

I state this as a professional opinion as I have written on ecological matters the past fifty or sixty years. This includes an anthropological study on indigenous rules devised by villagers which prohibited the cutting down of trees in Zambian villages; a biography of one of the first ecologists to propose that the health of humans is closely related to the health of ecosystems, and that the health of ecosystems is closely related to appropriate feedback activity devised by trees. The means through which trees are able to devise their own feedback constraint is through the several mutual causal relations they establish between themselves and through other forms of life, particularly fungi. These feedback exchanges occur through the roots of the trees. In short trees have extensive communication (or mutual signaling) relations.

I would say that the ecological work on this is now fully established and recognized, so you can kill trees in two or three ways, cut them down (but there may be restrictions against this), spray their leaves with poison, as in the Vietnam war, or kill their root systems which are their major means of survival. I know that the mention of tree communication sounds weird, but the Canadian ecologist, Suzanne Simard is a world leader in this research.

The proposed new building would block light on the street, increase density, remove a precious green space and increase traffic and parking.

Therefore, I urge you not to approve this proposal. Please let Highview Crescent keep its turn-of-the-century charm.

Yours Sincerely

Peter Harries-Jones

RECEIVED

By Committee of Adjustment at 4:37 pm, May 25, 2021



DOUCETTE
FURGIUELE
RUFFO

Delmar Doucette, B.A., A.M., LL.B.

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doucette@dfrlitigation.com

1039-20 Dundas St. W.

Toronto ON M5G 2C2

May 25, 2021

Via email to coa.tey@toronto.ca

Committee of Adjustment
City Planning Division
City of Toronto

Dear Committee Members:

Re: Yours Files A1098/20TEY; A1097/20TEY; and B0086/20TEY

I am a resident of Highview Crescent. I am writing to you out of concern for an aspect of the three above-captioned applications.

What is proposed under these applications is to sever a lot and build a new residence at the place in Highview Crescent where there is a bend in our street. At that location there are two large trees. The northernmost of these trees is an “anchor” to our streetscape: it is a magnificent tree; it defines the bend in the street; and it can be seen from anywhere on Highview Crescent.

One of the challenges of city living is our connection with nature. It is often difficult to maintain. The tree that I have referred to allows such a connection. From my reading of the material on file, it appears that if the applications before you are allowed as proposed this would allow this tree to be endangered. It is clear from a letter that has been circulated by Galbraith & Associates (a copy of which is attached), the Urban Planner bringing the application for the owner, that they know the importance of this tree: the only text in the letter that is emphasized, in bold, states that the large tree in the front of the property will not be “removed.” This letter does not, however, state that it will not be significantly damaged. From my reading of the arborists report on file, there are proposals to mitigate the damage to this tree – but not to eliminate such damage and ensure the full health of this important tree.

I submit that this application should not be allowed unless the health of this important tree can be guaranteed, and that you only allow a project within a scope that will eliminate the proposed damage to this tree.

Yours respectfully,

Delmar Doucette

April 21, 2021

Dear Neighbour,

My name is Sean Galbraith, and I'm an Urban Planner hired by Martin Forget, the owner of 15 Highview Crescent, to assist with a planning application for his property. Martin is proposing to sever his property to create a new lot and develop a house on that property. The existing house at 15 Highview Crescent will be largely unaltered (except for a side bay window that will be removed). **The large tree in the front of the property will not be removed.**



The new 3 storey house will be on a new triangular shaped lot where the side yard of the existing house currently is. The house will not be exceedingly large, and will only be around 1650 square feet in size. The existing garage will be demolished, and 1 parking space is proposed on the driveway. Architecturally, the building is designed to suit the street and not feel out of place.

To facilitate these changes, an application for a lot severance and two minor variance applications (one for the new house and one for the existing house) have been submitted to the Committee of Adjustment. I believe that all of the required variances are minor and appropriate.

We will be organizing a virtual public information session over Zoom prior to the project going to the Committee of Adjustment. If you would like to register for that meeting, or if you have any questions or comments about the project or the variance, I invite you to call me at: (416) 732-5069; or email me at: sean@galbraithplanning.com anytime (meeting registration is preferred via email).

Kindest regards,



Sean Galbraith, MCIP, RPP
Galbraith Planning & Associates

RECEIVED

By Committee of Adjustment at 4:40 pm, May 25, 2021

Robert Tait

50 Highview Crescent, Toronto, ON M6H 2Y2

416-602-8509 | robtait.writing@sympatico.ca

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY, Variance A1098/20TEY

I live at 50 Highview Crescent, just north of the property that is asking for approval to be severed and a new house constructed. I have concerns about this proposal and its impact on the street. Indeed, I oppose the severance and requested variances and ask that these applications be refused.

I oppose the requested variances for the following reasons:

- The proposed structure does not fit with the general architecture of the houses on the street and therefore will negatively impact the livability and future property values of existing properties on the street.
- The proposal puts at risk a number of mature trees. We have already lost a number of trees on the street and cannot afford to lose anymore. The green canopy they provide is key to our enjoyment of the street and our property.
- Severing the lot to create a new, undersized lot and building a large 3-story house on it is a major variance from the zoning bylaw. There is a reason these bylaws exist... to protect property owners from reckless schemes such as this.
- The density proposed by the floor space index also considerably exceeds the current permitted density, increasing from 0.6 to 0.92 times the area of the lot in one case, and to 0.81 in the other.
- Overall, the proposed severance and plan to build a new 3-story dwelling at 15 Highview does not keep with the character of Regal Heights or Highview Crescent. It has major variances, it will affect our views, and reduce our sunlight. It does not conform to the Official Plan, zoning, intent or purpose.

As stated previously, I respectfully request that the Committee of Adjustment refuse the application to sever the lot and build a second dwelling. We wish to receive a copy of the Committee of Adjustment Notice of Decision for this property.

Sincerely,

Robert Tait
50 Highview Cres.
Toronto ON M6H 2Y2

RECEIVED

By Committee of Adjustment at 11:05 am, May 25, 2021

Sunday, May 23rd, 2021

Committee of Adjustment, City Planning Division, Toronto City Hall

Re: File number A1097/20TEY BOO86/20TEY A1098/20TEY

Property: 15 Highview Crescent Plan: 7312PT LOT61 PT LOT62

Dear Committee Members,

As longtime residents on Highview Crescent, we strongly object to the ‘minor variance’ requests in the proposed construction of a new 3-storey house to be built in front of the existing 3-storey home. The proposed new build would:

- 1) block nearly all of the street view windows on the side of the current house where the owner and several tenants reside. It would also block the light from entering the many side windows of the family next door.
- 2) compromise the two existing elm trees on either side of the build. They are the last of this endangered species on Highview.
- 3) The current house has space in front of the garage where 3 tenants park their cars. Street parking is difficult at the best of times. To build another 3-storey house with only one parking space available for each of the properties would mean that current and future tenants would be vying for any remaining street parking.
- 4) The new build proposal requests the maximum land space with a minimum of green space.
- 5) 15 Highview is situated at the curve of our crescent street. Large construction vehicles could endanger oncoming traffic, including cyclists, as there are more and more young families engaged in cycling in our neighbourhood these days.
- 6) Finally, having witnessed small and large home renovations on Highview Crescent over the years, we know all too well the dust and poor air quality that such a build would generate.

We therefore request that the Committee of Adjustment not grant the aforementioned ‘minor variance’ requests.

Respectfully yours,

Margaret & Mario Rao

14 Highview Crescent Regal Heights Residents’ Association Members

RECEIVED

By Committee of Adjustment at 2:00 pm, May 26, 2021

Larissa L. McWhinney & Andy F. Wilhelm – 34 Highview Crescent – Toronto ON – M6H 2Y2

Committee of Adjustment
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

May 25, 2021

Attention: Michael Mizzi, Director of Zoning

Re: Files B0086/20TEY & A1098/20TEY – 15 Highview Crescent & 17 Highview Crescent

Dear Committee of Adjustment Members,

We live at 34 Highview Crescent, across the street from the proposed building site. We met with Mr. Forget recently, who very kindly discussed his proposal with us. However, we have some further questions and concerns.

Personal implications: We have lived on Highview Crescent for 3 years. We have two young children, and specifically moved into this house because of the unique space around it, including the green space directly across from us (i.e., the yard of 15 Highview), which offers light, openness, a view of the trees and sky, a sense of nature, etc. The proposed house would fill the once-open landscape across the street, which we assumed would never be developed in this way. We very much appreciate the care Mr. Forget is taking to assure neighbours of the quality of the home he proposes to build (e.g., heritage brick, high-quality materials throughout); but we remain uncertain about the considerable effects the structure would have on the feel of the street and on the view from our home, that have endured for over 110 years.

Principles and trade-offs: We recognize that everyone has to tolerate some amount of unanticipated change, and that the social benefits of some projects outweigh the personal drawbacks. For instance, we understand that while a principle of the City's Official Plan hopes to preserve green spaces, it also supports increasing density in some cases. However, we are not sure that the current proposal can be supported by these trade-offs. While the owners of the nearby apartment building at 2 Regal Road (Starlight Investments) were recently granted approval to add 15 new suites to their existing structure, thereby

significantly increasing density in our neighbourhood without increasing the footprint, the Highview proposal suggests adding only 2 dwellings at the expense of covering yard space.

Also, whereas Starlight Investments committed to “restoration and naturalization of the City boulevard lands” in exchange for the right to increase their rental capacity, it is not clear if the Highview application proposes any benefits to the neighbourhood or to the City in exchange for the opportunity to sever a lot and build a new home.

Parking allowance: We are also puzzled about the proposed parking variance. As above, there are already 4 suites in 15 Highview Crescent. Often, 4+ vehicles are parked on the property: some on the driveway on the west side of the lot, which would be severed; and some (often 2) on the pad in front of the existing house. However, the proposal allows for only 1 spot in the severed lot, which, in conjunction with the single parking allowance in front of 15 Highview, would result in a total of only 2 official parking spots for a total of 6 dwellings – namely a reduction of 2+ spots in the face of an increase from 4 to 6 dwellings. This seems counter-intuitive, and would considerably increase parking on the street, which is already overcrowded. It may also invite more tandem parking - namely the practice of parking multiple cars on pads that are City-designated for 1 vehicle only - which is already occurring. We therefore wonder how the variance to Chapter 200.5.10.1(1) can be considered minor.

Tree canopy: We understand that the Official Plan puts a premium on preserving Toronto’s tree canopy, which we fully support. We spoke with Mr. Forget about our concern for the irreplaceable, 100+ year-old Elm and Maple that would be affected by this project, and he assured us that they would be protected (he too, would like the trees to remain). However, in the Thomson Watson Arborist Report for the Highview proposal (dated August 11, 2020), there is an application to injure these trees, including removing several vibrant branches from the Maple, and allowing cuts to some roots under 5cm in diameter. Given that the Maple is listed in ‘poor-fair’ condition in the Arborist Report, we are very concerned that it could be fatally damaged during the proposed build. The unnecessary death of a mature City tree would be a travesty, and would permanently change the landscape and history of Highview Crescent. Mr. Forget reminded us that the design of the proposed house is set back specifically to accommodate the Maple, and has offered assurances that the arborists will oversee any tree-related work, which we appreciate; but we are still worried that the trees (at least the Maple) will be put at considerable risk in the course of this project.

Duration and process: We recognize that the Committee of Adjustment assesses cases on the basis of the proposed outcome rather than the construction process; nevertheless, we would like to comment briefly on the latter. Our children spend considerable time outdoors, and we are concerned about living across from a huge construction site for a minimum of 18 months, which is the timeline cited by Mr. Forget, and which he suggested might easily be extended due to material shortages, supply chain issues, etc. The proposal is

not for an addition, outbuilding or garden suite; it is for an entirely new build that will likely take far longer than estimated (easily 2+ years), and will significantly impact life on the entire street for a considerable amount of time, as well as risk danger from large trucks, noise, chaos, contractor parking, etc. We are also mindful of the many elderly residents on Highview Crescent who spend most of their time at their homes, and of the adults who have converted to working from home due to the pandemic.

Given the changes to the landscape, the potential risk to mature City trees, considerable parking concerns and the loss of yard space, it is a challenge for us to justify the duration, risks and effects of this construction, despite our appreciation for Mr. Forget's hope to build his dream home.

Notwithstanding our questions and concerns, we wish to thank Mr. Forget for the significant improvements he has made to the appearance and upkeep of 15 Highview Crescent over recent years, which was ostensibly in rough shape when he bought it, and for his candour and civility in chatting with neighbours about this proposal. No matter the outcome, we are committed to remaining on good terms with all Highview Crescent residents, and wish Mr. Forget well.

Very sincerely,

Larissa McWhinney & Andy Wilhelm

RECEIVED

By Committee of Adjustment at 4:06 pm, May 31, 2021

Melanie Plet & Ryan Barry
56 Regal Road, Toronto, ON M6H 2J8
plet.melanie@gmail.com

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West Toronto ON M5H 2N2

May 26th, 2021

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY, Variance A1098/20TEY

Dear Committee Members,

We are the owners and residents of 56 Regal Road, located two streets west of the property noted above and proposed to be severed. We previously lived at 20 Highview Crescent for 12 years, and have lived in our current home for the past 2 years. We have lived in this community for 14 years.

We are very concerned about the proposal to split the property at 15 Highview Crescent for the purposes of building a new three storey single family dwelling between #29 and #15 Highview. We oppose the severance and requested variances and we respectfully request that the applications be refused.

Highview Crescent is a small, quiet street in the Regal Heights neighbourhood which houses a mix of renters and owners in a variety of detached and semi-detached homes. The unique layout of the neighbourhood has created a number of properties such as the unique triangle and open space found at 15 Highview. We have grave concerns about the precedence that might be set by allowing this property to be severed and this three storey single family home to be built.

We are in full support of the City's efforts to gently increase density by allowing for the expansion of laneway housing and secondary suites such as coach houses. However, the proposed single family dwelling is neither a laneway structure nor a coach house and is not a lower scale or smaller building than the primary home. The proposed plans for the new building show an imposing three-story structure whose scale and style are not in keeping with the rest of the ~100-year-old houses in the neighbourhood.

The proposed dwelling is neither tucked behind the existing property in a garden, nor would it occupy an underused laneway space. It is an oversized, three-story, detached, single-family home to be situated directly in front of the existing dwelling. We are concerned that the size of the proposed house will change the nature of Highview Street and the Regal Heights neighbourhood in a negative way.

In addition, the proposed development does not adhere to the City's principle of adding extra units in neighbourhoods without significant impacts. In actual fact this proposal adds one single-family luxury home to the neighbourhood. Severing the existing lot at 15 Highview to create a new, undersized lot and building a large three-story single family home upon this new lot is a

major variance from the zoning by-law and is not in keeping with the intent of the zoning by-law in anyway.

Additional variances required to accommodate this structure are not minor in nature:

- The rear setback (0.76m between #15 and the three-story brick wall of the proposed house) in particular, is approximately **one-tenth** of what the by-law requires. The front-yard, side- yard and rear-yard setback variances suggest that the mass, bulk and height of the home is simply too large for this property according to current City zoning by-laws.
- The density proposed by the floor space index **considerably exceeds** the current permitted density, Increasing from 0.6 to 0.92 times the area of the lot in one case, and to 0.81 in the other.
- The front-yard parking proposed in the application contravenes the City-wide zoning by-law. The by-law also requires a minimum of two parking spaces where only one is proposed.
- The by-law prohibits an entrance to a secondary suite in the front wall of a house. Another variance has been sought to allow one.
Taken collectively, the changes sought represent a major variance from the zoning by-law.

Of additional and particular concern is the environmental Impact, Including the safety of the mature trees located in the path of the proposed project. Two of Toronto's few remaining American Elm trees and a huge Norway Maple that create a wonderful canopy over Highview Crescent and support a variety of birds and other wildlife in the area will be impacted by this proposed development.

The application includes an arborist's report that details the need for extensive protections to try to preserve the majestic and mature trees on this lot. However, the proposal requires permission to cause great harm to two of these trees by removing large parts of the canopy and **chainsawing through roots**. These trees are as old as the neighbourhood itself, and irreplaceable. The proposed measures will poorly affect their long-term wellbeing and the safety of those dwelling on this street.

In addition, the southern half of Highview is situated over the Garrison Creek bed. The houses on this portion of the street have experienced basement flooding and the deep excavation required for the basement of this new home will disturb this creek bed and may increase the risk of future flooding. The new single family dwelling will remove garden and grass areas that currently help to absorb run off water and would add eavestrough downspouts that will run close to neighbouring properties due to the inadequate setbacks.

The proposed severance and plan to build a new three-story dwelling at 15 Highview does not keep with the character of Regal Heights or Highview Crescent. It requires major variances that may set worrisome precedents and it threatens our neighbourhood trees. The proposed massive single family dwelling does not conform to the intent or purpose of the Official Plan or Zoning by-law.

We wish to receive a copy of the Committee of Adjustment Notice of Decision for this property. Many thanks for your service and attention to this issue.

Sincerely,

Melanie Plet & Ryan Barry
56 Regal Road

RECEIVED

By Committee of Adjustment at 4:36 pm, May 27, 2021

Committee of Adjustment,

To whom it may concern,

Re: File No. B0086/20TEY
15 Highview Crescent

My name is Angie Maiola and I am the property owner of 38 Highview Crescent. I was out of town and was unable to write this letter until this evening.

I would like to express my concerns about the proposed house to be built at the above-mentioned address.

I have lived in this neighborhood with my family for the past 25 years and have enjoyed this quiet street with the beautiful trees and the landscape. I am concerned with the building of this new home that it will cause damage to the trees and to the living habitats surrounding the area. As well, having a three-story house built on a small area will look crowded and will change the look and beauty of our neighborhood.

Our homes are over 100 years old and they have lots of character and by building a new home will change the beauty and look of the neighborhood.

Thank you,

Angie Maiola

RECEIVED

By Committee of Adjustment at 9:03 am, May 26, 2021

Melissa Frew & Matthew Bedard
73 Springmount Avenue, Toronto, M6H2Y5
416.419.3342 | mefrew13@gmail.com

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2

May 26th, 2021

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY, Variance A1098/20TEY

Dear Committee Members,

We are the owners and residents of 73 Springmount Avenue, located one street west of the property noted above and proposed to be severed. We have lived in our home in this community for more than 11 years.

We are very concerned about the proposal to split the property at 15 Highview Crescent for the purposes of building a new three storey single family dwelling between #29 and #15 Highview. We oppose the severance and requested variances and we respectfully request that the applications be refused.

Highview Crescent is a small, quiet street in the Regal Heights neighbourhood which houses a mix of renters and owners in a variety of detached and semi-detached homes. The unique layout of the neighbourhood has created a number of properties such as the unique triangle and open space found at 15 Highview. We have grave concerns about the precedence that might be set by allowing this property to be severed and this three storey single family home to be built.

We are in full support of the City's efforts to gently increase density by allowing for the expansion of laneway housing and secondary suites such as coach houses. However, the proposed single family dwelling is neither a laneway structure nor a coach house and is not a lower scale or smaller building than the primary home. The proposed plans for the new building show an imposing three-story structure whose scale and style are not in keeping with the rest of the ~100-year-old houses in the neighbourhood.

The proposed dwelling is neither tucked behind the existing property in a garden, nor would it occupy an underused laneway space. It is an oversized, three-story, detached, single-family home to be situated directly in front of the existing dwelling. We are concerned that the size of the proposed house will change the nature of Highview Street and the Regal Heights neighbourhood in a negative way.

In addition, the proposed development does not adhere to the City's principle of adding extra units in neighbourhoods without significant impacts. In actual fact this proposal adds one single-family luxury home to the neighbourhood. Severing the existing lot at 15 Highview to create a new, undersized lot and building a large three-story single family home upon this new lot is a **major variance** from the zoning by-law and is not in keeping with the intent of the zoning by-law in anyway.

Additional variances required to accommodate this structure are not minor in nature:

- The rear setback (0.76m between #15 and the three-story brick wall of the proposed house) in particular, is approximately **one-tenth** of what the by-law requires. The front-yard, side-yard and rear-yard setback variances suggest that the mass, bulk and height of the home is simply too large for this property according to current City zoning by-laws.
- The density proposed by the floor space index **considerably exceeds** the current permitted density, Increasing from 0.6 to 0.92 times the area of the lot in one case, and to 0.81 in the other.
- The front-yard parking proposed in the application contravenes the City-wide zoning by-law. The by-law also requires a minimum of two parking spaces where only one is proposed.
- The by-law prohibits an entrance to a secondary suite in the front wall of a house. Another variance has been sought to allow one.

Taken collectively, the changes sought represent a major variance from the zoning by-law.

Of additional and particular concern is the environmental Impact, Including the safety of the mature trees located in the path of the proposed project. Two of Toronto's few remaining American Elm trees and a huge Norway Maple that create a wonderful canopy over Highview Crescent and support a variety of birds and other wildlife in the area will be impacted by this proposed development.

The application includes an arborist's report that details the need for extensive protections to try to preserve the majestic and mature trees on this lot. However, the proposal requires permission to cause great harm to two of these trees by removing large parts of the canopy and **chainsawing through roots**. These trees are as old as the neighbourhood itself, and irreplaceable. The proposed measures will poorly affect their long-term wellbeing and the safety of those dwelling on this street.

In addition, the southern half of Highview is situated over the Garrison Creek bed. The houses on this portion of the street have experienced basement flooding and the deep excavation required for the basement of this new home will disturb this creek bed and may increase the risk of future flooding. The new single family dwelling will remove garden and grass areas that currently help to absorb run off water and would add eavestrough downspouts that will run close to neighbouring properties due to the inadequate setbacks.

The proposed severance and plan to build a new three-story dwelling at 15 Highview does not keep with the character of Regal Heights or Highview Crescent. It requires major variances that may set worrisome precedents and it threatens our neighbourhood trees. The proposed massive single family dwelling does not conform to the intent or purpose of the Official Plan or Zoning by-law.

We wish to attend the Committee of Adjustment public hearing on Wednesday, June 2nd at 4:30 pm and we wish to receive a copy of the Committee of Adjustment Notice of Decision for this property.

Many thanks for your service and attention to this issue.

Sincerely,
Melissa Frew & Matthew Bedard
73 Springmount Avenue

RECEIVED

By Committee of Adjustment at 3:57 pm, May 26, 2021

Wendy Hamilton
33 Highview Crescent, Toronto M6H 2Y3
416-433-6683 | wahamilton@hotmail.com

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2

May 26, 2021

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

RE: 15 Highview Crescent Severance B0086| 20TEY, Variance A1097| 20TEY, Variance A1098| 20TEY

Dear Committee Members,

I am the owner of 33 Highview Crescent. I have lived here for over 40 years. I am concerned about the proposal to split the above property and build a new residence.

I oppose the severance and requested variances and we respectfully request that these applications be refused.

Impact on the Tree Canopy

Highview Crescent is a small quiet, tree lined street. There are two mature elm trees and a huge Norway Maple which will be directly affected by this project.

The excavation will mean hacking through major roots and cutting back a considerable amount of the trees' canopies. I fear this will cause so much damage, it is unlikely these trees would survive. These trees provide a wonderful canopy to the street and house many birds and wildlife. These trees are irreplaceable.

Potential for Flooding

Highview is situated over the Springmount stream and Garrison Creek and houses on the street have experienced basement flooding. The deep excavation needed for this project will increase the risk of future flooding.

Parking

My residence is one of the few houses on the street with no driveway and I rely on street parking. It is already difficult to find a parking space on the street sometimes and adding another residence would just add to the problem. I am a senior citizen with back and hip problems and need to be able to park close to my home to unload groceries, etc.

In summary, the size and position of the proposed building does not fit. It does not keep with the character of Regal Heights or Highview Crescent.

It seems the owner of this property is more interested in profit than the wellbeing of the street. It has major variances that will affect the enjoyment of many residences on this street and threatens our neighbourhood trees.

It does not conform to the intent or purpose of the Official Plan or Zoning by-law.

I wish to receive a copy of the Committee of Adjustment Notice of Decision for this property.

Thank you for your attention to this issue.

Sincerely,

Wendy Hamilton
33 Highview Crescent.

RECEIVED

By Committee of Adjustment at 3:28 pm, May 26, 2021

Toronto, May 25, 2021

Regarding: File numbers: B0086/20TEY, A1097/20TEY, A1098/20TEY
15 Highview Crescent

Dear Committee of Adjustment,

I am a resident on Highview Crescent and I am writing to express my objection to the severing of the lot at 15 Highview Crescent into two residential lots. I also object to the subsequent amendments and variances proposed by the current owner, listed as a numbered company. I am alarmed at the extent to which the variances proposed will cause a major transformation of the property in question and of our street.

The severing of this lot would create a new property that does not conform to the City zoning bylaws, and it would infringe negatively on both the existing building at 15 Highview Crescent, taking away its side yard and blocking the sunlight on its west-facing windows. The neighbouring property at 29 Highview Crescent would also lose exposure to natural light. Both properties would suffer from a lack of privacy. Clearly, when these two houses were built, they were built with the intention of an open side yard at 15 Highview Crescent. This is obvious from observing the numerous windows, on both houses, that face the proposed new lot.

The proposed severance would take away the yard space from the existing property at 15 Highview Crescent. All other houses on the street have a conforming front yard and they also have a back yard, which would not be possible for the new building. There is no precedent on the street for creating the type of property outlined in the application. Indeed, I don't believe there is a similar property anywhere in the neighbourhood.

The application for front-yard, side-yard and rear-yard setback variances amounts to fitting a huge triangle building into a curving space that is too small for the project. All the variances amount to a gigantic incongruity.

The height, size, and location of the new building will alter the street, changing its appearance. Highview Crescent is one of two curving streets west of Oakwood Avenue. Springmount Avenue is the other street. Together with Regal Road they form a unique landscape in this area of Regal Heights where the other streets run straight in an east-west and north-south direction. Highview Crescent enters a flowing curve right at the point where the numbered company wants to build a house jutting out towards the sidewalk. If the project were to go ahead, we would lose the feel of the curve, its visual flow, and the openness it offers. Equally important, we would lose three mature trees.

The three trees include two American Elm trees. To build the house the roots on the large elm will be cut and the canopy of the two largest trees will be cut back. The two elm trees are the only surviving elm trees in the neighbourhood; there are only a few elm trees left in the entire

city. Injuring these trees is unacceptable. Our street shade will disappear from a big section of sidewalk. Typically, trees as old as these and as big would take more than a year to die once their roots are cut and their canopy cut back. These three trees, harmoniously planted in relation to each other, like the curve of the street, are another important landscape marker of Highview Crescent.

The new building would block our sight lines when driving and cycling. We will not be able to see on-coming traffic from beyond the curve when we drive and ride along the street, as we do now. The curve and parking on the south side of the street narrow the road at this point. A few meters of visual contact with on-coming traffic are important. In addition, parking bylaws require two parking spaces on the property. Here too, the applicant is asking for a variance making parking on our street even more scarce.


The artist's rendering of the proposed house is misleading. It shows the house small, behind trees, as if far from the sidewalk, when in reality it will be located only a few meters from the sidewalk, hovering over pedestrians. All other houses on the street are set back substantially, as is 15 Highview Crescent.

I am also concerned about the building process. The street will no doubt be blocked at the curve with machinery, making it difficult for those of us who live beyond the curve, to walk home and impossible to drive home. Highview Crescent is a 'no entry' street from Oakwood Avenue. How will this problem be mitigated?

The proposed new building will fill the new lot completely, with no room for a front or back yard. It will change the street landscape, dramatically altering our streetscape which gives Highview Crescent its unique character.

The numbered company is asking for major amendments, not minor ones, and cumulatively the variances result in a massive transformation of not only the proposed new lot, and of 15 Highview Crescent, but of the street itself, and our experience of living here.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Elisabetta Cinello', with a stylized, flowing script.

Elisabetta Cinello

RECEIVED

By Committee of Adjustment at 3:23 pm, May 26, 2021

Toronto, May 24, 2021

File numbers: B0086/20TEY, A1097/20TEY, A1098/20TEY
15 Highview Crescent

Dear Committee of Adjustment:

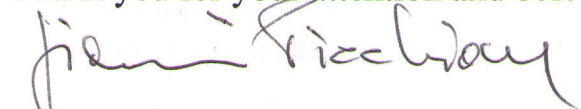
As a resident of Highview Crescent, I am writing to express my opposition to the proposed severance of the property located at number 15. The amendments and variances requested are numerous and, as a whole, they create many negative impacts on the street that make the project unacceptable.

First of all, if the dimensions of the lot were sufficient to build two homes, it would have been done so by the planners and builders who initially developed the street. Indeed, by building a new home on the lot, it would result in the following:

1. It would create a dwelling without a front yard or a backyard which does not conform to the configuration of the rest of the homes on the street. This anomaly would impact negatively on the general appearance of the street and it can have a devaluating effect on the rest of the properties. Prospective buyers look at the general appeal of a street and this would create the unpleasant view of an overcrowded space.
2. A second dwelling would be extremely close to the home located on its northside. It will undoubtedly block both the light and the view of number 29. This is not agreeable. It would cause negative repercussions on a neighbour and it would create resentments that the entire neighbourhood does not need.
3. The new dwelling would be located at the sharp bend of the crescent. It would block the view for motorists driving in either direction. Consequently, it can create a dangerous situation both for motorists and pedestrians crossing the street.
4. This is clearly an economic venture that does respect the needs of the residents of Highview Crescent and it is motivated by financial gains alone.

In conclusion, this proposal is seeking major variances that are not in line with the Planning Act. The combined variances are disturbing and definitively unacceptable.

Thank you for your attention and best regards,



Giovanni Picchione

RECEIVED

By Committee of Adjustment at 3:14 pm, May 26, 2021

Carolyn Taylor and James Price

39 Highview Crescent
Toronto, Ontario
M6H 2Y3
james.price@sanofi.com

May 25, 2021

Committee of Adjustment

Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

**Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY,
Variance A1098/20TEY**

Dear Committee Members,

We are the owners of 39 Highview Crescent, several doors north of the property that is asking for approval for severance and construction of a new home. We have lived on this street for 15 years and have significant concerns about this proposal. We oppose the severance and the requested variances and ask that these applications be refused.

Our concerns echo those on the street who have already written in, and include concerns about increased density, the real risk to the beautiful mature trees on that property, the increased demand for parking on the street, and the fact that this house is an imposing 3 story structure completely out of character with the 100 year old homes on the street, and positioned directly beside an existing home blocking all of their windows.

This proposal to sever the lot and create a new, undersized lot and build a large three-story house upon it is a **MAJOR** variance from the zoning by-law.

As stated previously, we respectfully request the Committee of Adjustment refuse the application to sever the lot and build a second dwelling. We wish to receive a copy of the Committee of Adjustment Notice of Declaration for this property.

Sincerely,

Dr. Carolyn Taylor and Mr. James Price

39 Highview Crescent

RECEIVED

By Committee of Adjustment at 5:01 pm, May 26, 2021

Audrey Kenmir

50 Highview Crescent, Toronto, ON M6H 2Y2

416-805-8712 | kenmir.tait@sympatico.ca

Committee of Adjustment Toronto and East York Toronto City Hall

100 Queen Street West Toronto ON M5H 2N2

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY, Variance A1098/20TEY

I live at 50 Highview Crescent, just north of the property that is asking for approval to be severed and a new house constructed. I have concerns about this proposal and its impact on the street. Indeed, I oppose the severance and requested variances and ask that these applications be refused.

I oppose the requested variances for the following reasons:

- The proposal puts at risk a number of mature trees. We have already lost a number of trees on the street and cannot afford to lose anymore. The green canopy they provide is key to our enjoyment of the street and our property.
- Severing the lot to create a new, undersized lot and a large 3-story house on the property is a major variance from the zoning. There is a reason these bylaws exist... to protect property owners from reckless schemes such as this.
- When looking at historic property plans of Highview Crescent (formerly Elanor Crescent), it appears obvious why a structure was not planned for an additional lot and house at the curve of the street, and it is still obvious now – it doesn't fit. Additionally, the proposed structure has so little green space associated with it, whereas other houses on the street do thereby making it appear to not fit with what is an aesthetically pleasing street to live on.
- Building this structure would cause considerable disruption on a street which over the past year has already had considerable disruption from construction vehicles that consistently ignore the needs of those living on the street.
- An additional living structure would cause the need for additional parking spaces on the street, which already seems to be at a maximum and would cause additional competition for parking on the street.
- The density proposed by the floor space index also considerably exceeds the current permitted density, increasing from 0.6 to 0.92 times the area of the lot in one case, and to 0.81 in the
- Overall, the proposed severance and plan to build a new 3-story dwelling at 15 Highview does not keep with the character of Regal Heights or Highview Crescent. It has major variances and it does not conform to the Official Plan, zoning, intent or purpose.

As stated previously, I respectfully request that the Committee of Adjustment refuse the application to sever the lot and build a second dwelling. We wish to receive a copy of the Committee of Adjustment Notice of Decision for this property.

Sincerely, Audrey Kenmir

RECEIVED

By Committee of Adjustment at 4:08 pm, May 26, 2021

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West Toronto ON M5H 2N2

May 26, 2021

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

**Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY,
Variance A1098/20TEY**

Dear Committee Members,

Highview Crescent is a beautiful, peaceful and family-centric street almost in the heart of Toronto. We have lived on Highview for over 20 years, and what drew us to this neighbourhood and this beautiful street is its character and unique charm. The residents, many of whom have lived on this idyllic street for multiple decades, have not only sought out what Highview had to offer many years ago, but still relish what it offers today.

The residents of Highview Crescent are now asked to give up this peace and quiet in order to have it disrupted for the sake of building yet another structure in what is already a densely populated city. We do have concerns about this proposal, as outlined below.

However, it should be noted upfront that we appreciate the care and concern Mr. Forget has shown in being open about his proposed build and the information he has shared. We would also like to comment that his efforts in beautifying the street through the transformation of his existing home are truly commendable. He has been a wonderful neighbour, and we know his intention is to add value to the neighbourhood, and not detract from it.

That said, we want to highlight issues we have about the following aspects of the proposed build:

Variances:

- The proposed building is, as per the documents we were given, clearly bigger than the space allows. The allowed dimensions already contemplate a building that is outsized for the space and that would, in our view, adversely affect the character of the street. While the property clearly has room for another building, this one seems outsized relative to the space and character of the street.

Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY, Variance A1098/20TEY

Parking

- Parking is already a significant issue for the residents of Highview Crescent, including for us. The proposed parking solution for this new construction will exacerbate this issue, not only for the potential new occupants/residents, but also while construction is underway. Contractors with their large pick up trucks take up much of the street and this will go on for a considerable period of time.

Timing

- When would the construction start and how long would it take? A project of this size and scope would severely impact the residents of the neighbourhood for well over the timeline suggested, potentially stretching into the 2-3 year range. With families on the street, the impact to both quality of life and parking impacts as noted above would be significant.

Infrastructure

- Is the infrastructure (sewers, etc) adequate to support this new dwelling? The street's position over a portion of Garrsion Creek have already made flooding a real issue for residents.

Trees

- Perhaps most significantly is the very real danger posed to the full growth trees on the street. Highview Crescent has many beautiful old trees that line the street. In the 20 years that we have been here, the street has already lost several magnificent trees. To risk losing more willfully seems shortsighted at best.
- Although it is suggested that the proposed project would not affect the two trees on the property, what guarantee is offered to ensure the safety of these trees? The "intent" on safeguarding trees is often present, but once construction starts, shoddy contractors and builders, due to a lack of respect, can disregard the agreed upon intentions.
- Since the proposed building is larger than what the lot can accommodate, what effect will this have on the root system of the two trees?

We send this letter in hopes of carrying on the same open and frank dialogue that has transpired to date, and thank Mr. Forget for his communications efforts. As concerned residents and taxpayers, we would like to make sure that the right thing is done for all parties concerned, and hope that, regardless of the final decision, that we can continue to share the beautiful space of Highview Crescent with all of our neighbours amicably.

Thank you for the opportunity to contribute our thoughts.

Elizabeth Pizzinato and Richard Paquet
11 Highview Crescent

RECEIVED

By Committee of Adjustment at 3:54 pm, May 26, 2021

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

May 26, 2021

Attn: Michael Mizzi, Director Zoning and Secretary Treasurer

Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY, Variance A1098/20TEY

Dear Committee Members:

We are the owners and residents of 31 Highview Crescent, located on the same side of the street and two doors north of the proposed building. According to the correspondence provisions, the proposed home on the lot requested for severance will become the primary residence of the owner and current tenant of 15 Highview Crescent. This is a very ambitious build, which by most standards would be a welcome addition to a neighborhood refurbishment. However, in this case the build intention resembles an attempt to put '10 pounds of potatoes in a 5-pound bag' for the primary purpose of acquiring the highest resale profit.

Our concerns pertaining to the property severance request and proposed building warrant our strong opposition for the following reasons:

1. The proposed plan, square footage, positioning and profile of the home, far exceed the capacity of the existing lot size, not intended for a dwelling, much less one of this magnitude.
2. Building such a home will impede the light available to both homes on either side, completely blocking existing windows, replacing it with a dark view of a brick wall, reducing aesthetic desirability and subsequently property investment values of the existing homes at 29 Highview and 15 Highview Crescent.
The last 15 months of isolation continues to demonstrate the importance natural light for our well-being and mental health while we continue to rely on our homes as our refuge into the unforeseeable future.
3. Compromised drainage in this area, which already suffers from flooding several times a year during heavy rain and melting snow.
4. Additional strain placed on the current street parking availability, which is currently limited; by adding additional parking, requirements for both the additional tenant at 15 Highview and the residents/tenants of the proposed home thereby further reducing our ability to obtain a parking spot in close proximity to our home. This is a necessity for groceries and accessibility for our family of five.
5. A mature and significant tree on the lot will be compromised during this project requiring roots be disturbed and or removed completely to facilitate the excavation and trimming of various branches, disturbing natural habitats of local birds and wildlife. Greenspace more than ever is an endangered commodity.
6. The property owner at 15 Highview Crescent is a self-declared snowbird and resides in Canada only 6 months of the year. As a homeowner, wife and mother of three children it is important to my family and I to maintain our neighborhood's heritage and aesthetic with those who live here and deem their home as a primary residence, consistently investing in our community for the long term.

After reviewing the facts, the purpose of this project would appear to be for the exclusive benefit and profitability of the petitioner at the expense of the collective community and its homeowners, most notably at 29 Highview Crescent and the tenants at 15 Highview Crescent. Facilitating this project is not in the best interest of our neighborhood and the longstanding residents of this community and we urge you to .

Both my husband and I intend to be present and would like to speak at the Committee of Adjustment public hearing on Wednesday, June 2nd 2021 at 4:30pm.

Thank you for your consideration.

Pamela and Peter Hull
31 Highview Crescent,
Toronto, ON
M6H 2Y3

RECEIVED

By Committee of Adjustment at 2:37 pm, May 26, 2021

26 May 2021

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY, Variance A1098/20TEY

Dear Committee of Adjustment Members,

We are writing to register our concerns about the proposed development and variances at #15 Highview Crescent:

- The development will effectively remove most of the green space from both the existing house and the new build.
- Despite assurances by the owner that the existing maple tree in the centre of the property will not be removed it will clearly be negatively impacted by the excavation of the foundation and the any removal of the canopy and may not survive.
- Currently #15 is a triplex with 2 tenant parking spots which would be lost and redirected onto the street.
- Construction will likely run 18 months or more with attendant noise, dust and traffic issues. The owner has not provided any information on how these issues would be managed to lessen the impact.

We do not see anything in the proposed development plan that would benefit our local community

Sincerely,

Linda Buskin and Peter Hall
22 Highview Crescent
buskinhall@rogers.com

RECEIVED

By Committee of Adjustment at 2:15 pm, May 26, 2021

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West Toronto ON M5H 2N2

May 26, 2021

Attention: Michael Mizzi, Director, Zoning and Secretary-Treasurer

Re: 15 Highview Crescent Severance B0086/20TEY, Variance A1097/20TEY, Variance A1098/20TEY

Dear Committee Members,

I am the owner and resident of 56 Highview Crescent. After reviewing the proposed plans for the construction of a 3-story house on this property, I would like to express my opposition to the requested variances. These variances are not minor. My major concerns are as follows

The scale of the proposed property

The proposed structure is vastly outsized according to the current City of Toronto zoning bylaws. Building a large, 3-story structure on an undersized lot will impact the overall vista and character of this quiet neighbourhood. The scale is complicit with a major density variation: the proposed structure vastly exceeds the current allowable density.

Risk to the tree canopy

The old growth American Elm and Norway Maple trees will not survive the construction of such a massive structure on a small lot. The excavation process will sever the roots and in time destroy the canopy these irreplaceable trees provide.

The zoning bylaws created by the City of Toronto are intended to protect neighbourhoods from egregious changes to their architecture and community. The request by the builder of 15 Highview Cr for major variances to these bylaws does not conform to this mission. The transformation of this quiet, residential community will be immeasurable if they are allowed.

I therefore, request that the Committee of Adjustment refuse the application to sever the lot of 15 Highview Cr and to build a 3-story structure.

I would like a copy of the Committee of Adjustment Notice of Decision for this property.

Sincerely,

Dorothy Garfinkel
56 Highview Cr.
Toronto, On M6P2Z9