

From: [Paula Lukan](#)
To: [councilmeeting](#)
Subject: My comments for 2020.TE21.3 on December 16, 2020 City Council Attention City Clerk
Date: December 10, 2020 2:47:54 PM

Attention: City Clerk

Please add my comments to the agenda for the December 16, 2020 City Council meeting on item 2020.TE21.3, 466-468 Dovercourt Road - Official Plan Amendment and Zoning Amendment Application - Final Report

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> I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

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> Comments:

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> Dear Council,

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> By supporting this application to amend the zoning and official plan at 466-468 Dovercourt you will enable the development of a 6-storey (21.3m height) mixed-use building at the edge of a Neighbourhood (0m setback).

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> Please be aware the development proposal, in this form, is not compatible with our Neighbourhood.

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> 1) The proposal does not meet the Toronto Official Plan and midrise guidelines. There is no transition to the north (designated Neighbourhood); 6 storeys is well above a reasonable height, particularly with the proposed 0m setback (with a Neighbourhood) and lack of angular planes.

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> 2) The proposal and the City report do not address these concerns as expressed by neighbours. We have heard from City planning, the developers and our local Councillor for Ward 9 - but no one has provided a clear explanation for why the City's own policies and guidelines are not being applied. Instead, they have characterized the proposal as a "minor increase" in height and massing compared to existing as-of-right zoning (16m height and 3m setback to the north).

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> Please uphold the Toronto Official Plan policies protecting Neighbourhoods.

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> Please do not support TE21.3 (Official Plan Amendment and Zoning Amendment Application for 466-468 Dovercourt Road).

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> Yours sincerely,

Paula Lukan

524 Dovercourt Road

Sent from my iPhone