

November 27, 2020

Dear Toronto and East York Community Council,

Re: (TE21.3 466-468 Dovercourt Road
 Planning Application Number: 19 264170 STE 09 OZ

We share ~59.5m of property line with this proposal site. We own the home at 470 Dovercourt Road (the property immediately north of the above site) and live at 472 Dovercourt Road (two properties north). The current structure at 466-468 Dovercourt Road has 0m setback and the proximity to our home is ~1.5m (at the closest point, see photo). We are significantly affected by the proposal, including in construction (e.g., the impact of major demolition on the safety and enjoyment of the property for our family and tenants) and the eventual built structure.

The building height and setback depart substantially from as-of-right zoning. We disagree with the City’s report that “the proposed building represents a minor increase in height and massing compared to the existing as-of-right zoning...” There is a 30% excess in height and no setback (see table 1 below). We object to the increase in height but would not oppose 0m setback if plans kept the existing wall.

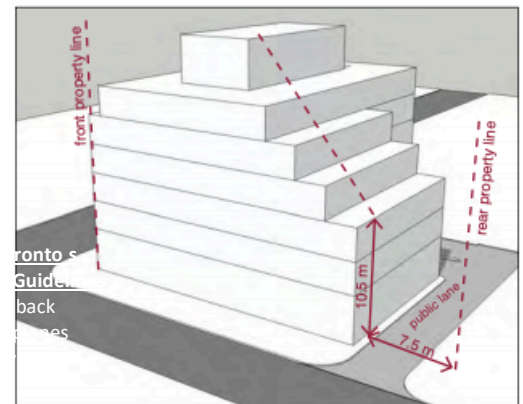
The site does not qualify for or meet Mid-Rise Performance standards. The site is designated *Neighbourhoods* and so does not meet the “Applicability of the Performance Standards” in Toronto’s Mid-Rise Building Performance Standards Addendum. We oppose the application to amend the Official Plan to re-designate the subject site from *Neighbourhoods* to *Mixed Use Area*. Further, we disagree with City’s report that “...The proposed development provides adequate transition to the adjacent Neighbourhood to the north...” The proposed structure does not adhere to the principles depicted in Toronto’s own mid-rise guidelines (Figures 1&3). Since the site’s size and configuration cannot incorporate elements of the midrise standards for transitions (i.e., setbacks and angular planes, Figure 2), these guidelines note it should not build to the proposed height. A 3-4 storey low-rise would be more appropriate for this site and our neighbourhood.

We have reviewed the proposal in detail and expressed our concerns to the developers and the City at multiple occasions. We met with the developers on January 15, 2020; we met with Mr. Thomas Rees (Senior Planner) on January 24, 2020; we wrote to Mr. Rees, cc’ed developers, on February 3, 2020 (see attached letter); we met with Councillor Bailão on August 4, 2020 and we attended and spoke at the public meeting on September 2, 2020. We have endeavoured to engage in this process.



466 468
 Dovercourt
 Rd

470 Dovercourt Rd
 (current view from
 Dovercourt Road,
 facing west)



Source: Toronto’s [Midrise Performance Standards](#)



East Elevation

Source: [466-468 Dovercourt Road Official Plan Amendment and Zoning Amendment Application Final Report](#)

Table 1: Building height and north side setback comparisons

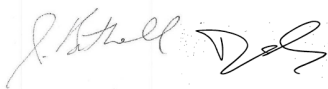
Building specifications	Height	North side setback
As-of-right zoning	Max. 16m	Min. 3m
Original proposal	21.1m (east & west building)	0m
Current proposal	21.3m (east block) / 17.8m (west block)	0m
Mid-Rise Performance Standards	Max. 20 m* [R.O.W. width in Map 3 of Official Plan]	Min. 7.5m

* Sites that are constrained by size or context and cannot meet the Performance Standards for front, side and rear transitions (Performance Standards 4, 5, and the 7) will generally not be permitted to develop at the maximum height.

Our concerns – particularly related to setback and height (transition, shade and privacy) - have not been adequately addressed by the developers or the City. We disagree with the City’s report that “*The proposal has been significantly revised since the original submission in response to feedback from staff and the local community...*”. The City’s recommendation to support re-zoning the 466/468 Dovercourt property for Mixed Use appears to be motivated by the developer’s desire to maximize building height and ignores concerns expressed by our neighbours and community. Our feedback has not been reflected in either the current proposal or the City’s report; these documents portray a conversation between the developers and the City.

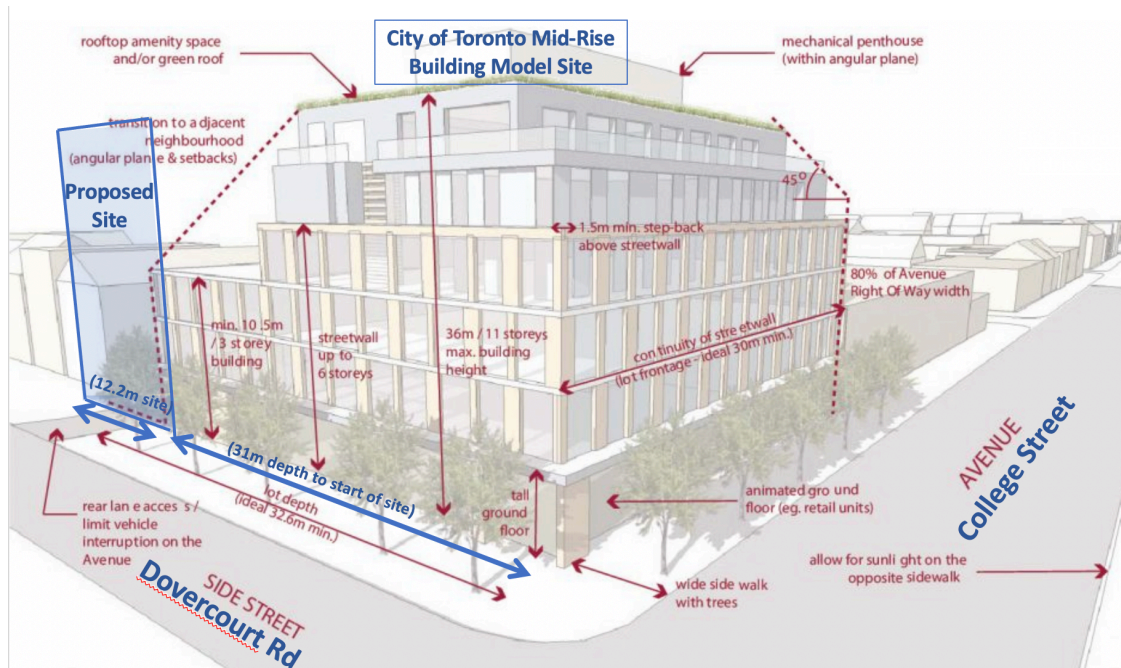
We are asking Council to uphold the principle that intensification of land adjacent to *neighbourhoods* should be carefully controlled so that *neighbourhoods* are protected from negative impact.

Yours sincerely,



Jennifer Bethell & David Evans

cc. (Ana Bailão [Councillor Bailao@toronto.ca](mailto:Bailao@toronto.ca)
 Thomas Rees Thomas.Rees@toronto.ca
 Dan Nicholson Dan.Nicholson@toronto.ca



Thomas Rees, MCIP, RPP, PLE
Senior Planner, Community Planning, City Planning Division
Sent via email to: thomas.rees@toronto.ca

February 3, 2020

Re: Application for 466 DOVERCOURT RD

Dear Mr. Rees,

Thank you for meeting with us on January 24, 2020. We have also met with the architect and developer for 466 Dovercourt Road (on January 15, 2020) and have reviewed application details available on-line.

We own 472 and 470 Dovercourt Road - the two semi-detached, 100+ year-old homes immediately north of 466/468 Dovercourt Road. We reside at 472 Dovercourt Road and rent out 470 Dovercourt Road. The shared property line between 470 Dovercourt and 466/468 Dovercourt is approximately 59.5 m long and, at the closest point, our building is roughly 1.5 m from this property line. At the roof peak, our 3-storey house is approximately 9 m tall. Our properties are designated *Neighbourhoods* in the City of Toronto Official Plan.

We have some concerns with the proposal that has been submitted for the property. In particular, that **a 6-story (22.9 meters to the top of the mechanical penthouse) building with no setback or angular planes represents inadequate transition to our properties, designated *Neighbourhoods* in the City of Toronto Official Plan and in a character area.** The specific implications for us relate to an inconsistency in prevailing building massing, shadow impacts (spring and fall) and overlook from the proposed north facing windows, balconies and patios. We believe this viewpoint is supported by Toronto's Official Plan, which reinforces the need for *Mixed Use Area* developments to transition between areas of different development intensity and scale (and particularly towards *Neighbourhoods*) as well as limit shadow impacts on adjacent *Neighbourhoods*.

In the "Planning Urban Design Rationale" report (submitted to the City on December 23, 2019) the height of the development proposal is likened to that of two other recent developments in the neighbourhood (455 Dovercourt Road and 998 College Street). We would note that, although similar in height, the 466/468 Dovercourt Road lot size is substantially smaller and, unlike these other buildings, 466/468 Dovercourt Road has proposed no setback or angular planes to the adjacent designated *Neighbourhoods*. Simply comparing building height implies a similarity in scale but fails to acknowledge important differences for our adjacent properties. We believe our concern is also supported by Toronto's Mid-Rise Building Performance Standards which note:

"Sites that are constrained by size or context and cannot meet the Performance Standards for front, side and rear transitions (Performance Standards 4, 5, and the 7) will generally not be permitted to develop at the maximum height."

We appreciate the need for intensification and would welcome development at this property that incorporates appropriate setbacks and transition in scale. We look forward to working with the City and the 466 Dovercourt Road developer on addressing these issues and ensuring any development fits with the character of our neighbourhood.

Yours sincerely,

Handwritten signatures of Jennifer Bethell and David Evans. The signature on the left is 'J. Bethell' and the signature on the right is 'David Evans'.

Jennifer Bethell & David Evans

Cc. Ana Bailão <councillor_bailao@toronto.ca>
Nicholas Gallant <Nicholas.Gallant@toronto.ca>
Ali Saneinejad <ali_saneinejad@hotmail.com>
Taymoore Balbaa <taymoore@axiadesign.ca>