

North York Community Council - Baytree Crescent - CoA for September 10, 2013

From: Maureen Wright <maureenw@lma.ca>
To: <nycc@toronto.ca>
Date: 9/7/2013 4:15 PM
Subject: Baytree Crescent - CoA for September 10, 2013
Attachments: Baytree.pdf

Attention Ms. Francine Adamo:

Please see enclosed letter on behalf of Edwards Gardens Neighbourhood Association for presentation at the upcoming Committee of Adjustment at NYCC, Council Chambers on September 10, 2013.

Thank you in advance and if you have any issues please contact me at 416 440-2500 (o) or 416 447-2500 (h).



Saturday, September 7, 2013

To: Francine Adamo - Administrator, North York Community Council

From: Maureen Wright,
Edwards Gardens Neighbourhood Association – www.edwardsgardens.org

Re: Request to Amend the Official Plan and Zoning By-law Application No.: 12 139054 NNY
25 OZ Applicant: Alan Slobodsky Location of Application: 6 Baytree Crescent

Dear Ms. Adamo:

This application cited above to be heard on September 10, 2013 at NYCC, Council Chambers draws attention from Edwards Gardens Neighbourhood Association (EGNA) and recommends that the application be denied for the following reasons:

- The undue impact on the existing neighbourhood character of single-family, stand-alone residential homes on Baytree Crescent
- The ecological impact on density resulting in incremental traffic, and containment/elimination of green spaces for the current residents on Baytree Crescent
- The critical mass proposed for development being the excessive height of three floors with a rooftop garden, which in effect is four levels in a neighbourhood zoned residential with all adjacent properties being two levels or bungalows
- The lack of parking to accommodate the density proposed for the townhouse site, in a neighbourhood without access to legal City parking on the street
- The deprivation and encroachment of privacy for all current residents on Baytree Crescent with the overhead height of the town houses and rooftop garden areas.

Thus, it is the recommendation of EGNA is that this application be declined. Thank you in advance for your consideration in this important neighbourhood matter.

Maureen Wright - President
Per Edwards Gardens Neighbourhood Association