

September 9, 2013

Francine Adamo, Administrator / North York Community Council,  
North York Civic Centre,  
5100 Yonge Street,  
Toronto ON M2N 5V7  
Fax: 416-395-7337

**RE: Application No.: 12 139054 NNY 25 OZ**  
**6 Baytree Crescent**

Dear Members of the North York Community Council:

I and the York Mills Ratepayers Association would like to strenuously object to the townhouse project proposed for 6 Baytree Crescent.

While I understand the need for intensification, I also respect the thought leadership that went into the Toronto Official Plan that designated areas for intensification. I do not believe it was the City's intent for the Plan to be ignored and for intensification be allowed anywhere simply for the sake of intensification.

Stable neighbourhoods are being eroded under this guise of intensification and the only result will be a hodgepodge of building structures of various masses and types with no cohesiveness that residents can proudly refer to as a neighbourhood. If this development is allowed to proceed, no-one will look at Bayview Avenue and say what a pleasant and distinct streetscape, instead they will drive by quickly and think, I'm glad I don't live in this eclectic array of buildings.

There are valid points to be emphasised such as:

- inappropriate mass for this neighbourhood - excessive height (3 floors plus rooftop elevators & patios equating to 4 usable levels) in a neighbourhood consisting only of bungalows and two storey homes (in accordance with the long-time existing zoning);
- lack of sufficient parking space at the townhouse site where the City prohibits street parking on this very short road which has no sidewalks or curbs, and;
- difficult traffic issues entering and exiting this very busy part of Bayview from side streets;

and these are all legitimate concerns, but I am hoping the council will broaden the view to consider that distinct neighbourhoods are worth preserving and it's time to stop rampant development under the guise of intensification.

Thank you,

Andrew Mertens

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