

From: John D Black <john@cypheraudio.com>
To: <pgmc@toronto.ca>
CC: <councillor_bailao@toronto.ca>
Date: 2013-11-19 5:24 PM
Subject: 440 Dufferin Street

I am writing this in regards to the proposed development at 440 Dufferin Street. As a resident and home owner / tax payer, I am strongly opposed to further 'mixed use' development in the neighbourhood. There are already condominiums at Gladstone and Queen, Dufferin and Queen, and potentially on Peel Avenue as well. I believe that further aggressive development in this area will create even more issues with our overtaxed infrastructure, including traffic and water. I am also opposed to the working tenants at 440 being displaced by yet another development which will add nothing to the neighbourhood other than more 'units' and chain retail that often goes with it. The businesses and artist studios that are currently at 440 add to the area's vitality and culture, and I seriously doubt that a new development would be able to offer rent as affordable as it needs to be for working artists in the city. In addition, I am also very concerned about the shadows cast by a development of this size, interfering with the quality of life for the many residents in it's path.

Thank you for the opportunity to voice my opinion.

best...

John Black.

- John Black
- CypherAudio
- 15 Waterloo Avenue
- Toronto, ON, M6J 1P8
- +1 416.533.7108_studio
- +1 416.786.7108_mobile
- www.cypheraud.io
- facebook