



## *York Mills Valley Association*

February 13, 2015

**DELIVERED BY EMAIL**

Diana Salerno  
Chair, Development Committee  
On behalf of the York Mills Valley Association  
31 Plymbridge Crescent  
Toronto, ON M2P 1P4

Government Management Committee  
c/o Carol Kaustinen  
**Toronto City Hall**  
10th Floor, West Tower  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Dear Government Management Committee Members:

In anticipation of the upcoming General Management Committee meeting scheduled on Tuesday February 17, 2015, the York Mills Valley Association would like to express its continued opposition to the severance of 28 Hedgewood Road into two lots, and request that the sale of the Covenant on Title to 28 Hedgewood Road in Ward 25 be denied by the Committee (agenda item GM2.8).

In early 2014, the Committee of Adjustment denied the severance of the property on the basis that the division was: i) not consistent with the purposes of the Official Plan, ii) did not maintain the general intent of the zoning by-law, and iii) was not considered to be an appropriate development for the land. This decision was justified given that Hedgewood Road is characterized by very wide lots with significant spacing between homes and an abundance of mature vegetation. Almost without exception, the homes on Hedgewood Road have over 100 foot frontages.

The severance of 28 Hedgewood Road would result in 2 smaller lots that are inconsistent with the character of the street, and the effect of this would be further compounded by the lot coverage that is inherent with the construction of two separate residences. Overall, the massing of the proposed homes would be extremely out of character with the streetscape, and would also require the destruction of a very mature and rare honey locust tree, which residents are strongly opposed to.

Although the developer appealed the C of A's decision to the Ontario Municipal Board, who ultimately allowed the appeal, the OMB have essentially placed the final decision regarding the severance in the hands of City Council through two conditions; specifically the sale of the Restrictive Covenant and

Government Management Committee

February 13, 2015

Page 2

approval of a landscaping plan which could adequately compensate for the large-scale removal of vegetation and trees protected by law.

Therefore, we join with the residents of Hedgewood Road in their continued opposition to this development, and respectfully request that the Government Management Committee deny the sale of the Restrictive Covenant in order to protect the unique character of our neighbourhood and uphold the intent of the Official Plan.

Thank you,  
Development Committee members.

Signed,

A handwritten signature in black ink, appearing to read "Diana Salerno", with a long horizontal flourish extending to the right.

Diana Salerno, M.Arch., OAA, MRAIC  
Chair, Development Committee, York Mills Valley Association

cc. Councillor Paul Ainslie, by email  
Councillor Janet Davis, by email  
Councillor Rob Ford, by email  
Councillor Mark Grimes, by email  
Councillor Pam McConnell, by email  
Councillor Frances Nunziata, by email  
Mayor John Tory, by email  
Councillor Sarah Doucette, by email