

Ward 13

City Hall, 100 Queen St W
Suite C46, 2nd Floor
Toronto, Ontario
M5H 2N2

Tel: 416 392-4072
Fax: 416 696-3667
councillor_doucette@toronto.ca
www.ward13.ca



Chair and Committee Members
Committee of Adjustment
Etobicoke York Panel
2 Civic Centre Court
Toronto, ON
M9C 5A3

26 January 2015

Dear Chair and Committee Members,

Re: File No. A753/ 14EYK - 130 Windermere Avenue

As the local City Councillor where this application is located, I am writing to respectfully recommend refusal for the application File No. A753/14EYK for 130 Windermere Avenue. My grounds for objection are in support of both the City of Toronto Planning staff's recommendation for refusal as well as concerns raised by the local community, including the Swansea Area Ratepayers' Association.

I refer to City Planning's report, dated January 21, 2015, and agree with City staff's opinion that the proposed development does not fit with the physical character and built form of the surrounding neighbourhood. As stated in the report, the "*floor space index, building height, and number of storeys*" in the proposed construction of a third storey addition and a ground floor rear deck, are not in keeping with the existing surrounding physical character, built form and context of the neighbourhood. The surrounding properties in the community are 2 storeys and this proposed one storey increase does not meet the criteria for Committee of Adjustment approval: it is not desirable for the land or building, nor is it in keeping with the intent of the City's Zoning By-Law, which specifies in the new by-law that the height limit is 2 storeys. In addition, and as noted in the Planning Staff report, the Toronto Official Plan specifies that development will respect and reinforce the existing physical character of the neighbourhood and this criterion is not met through this development.

I have heard from various residents, including representatives of the Swansea Ratepayers' Association about their concerns with this proposal. Based on the stance of local residents and the professional technical position expressed by the City's Planning Staff, I object to this application in its current form and recommend that the applicant consult with neighbours prior to any resubmission.

Based on the City policy context, this proposal is not in keeping with the character of the neighbourhood and as such would negatively impact the local neighbourhood's long-established built integrity, form and character.

Thank you for your consideration of my comments.

Sincerely,



Councillor Sarah Doucette
Ward 13 - Parkdale – High Park

Cc: Director, Community Planning, Etobicoke York District, City of Toronto