

Leaside Property Owners Association Incorporated

**1601 Bayview Avenue, P.O. Box 43582
Toronto ON M4G 3B0**

January 17, 2017

North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Att: Francine Adamo, Committee Clerk

**Re: NY 19.38 Refusal Report - Official Plan Amendment and Zoning-Bylaw Amendment
- 28 and 32 Evergreen Gardens**

Dear Councillor Augimeri, Chair, and Members of North York Community Council,

The Leaside Property Owners' Association (which is the residents association for the area north of the subject site on the east side of Bayview) hereby provides this correspondence in support of the staff report's recommendation to City Council to refuse the application to amend the Official Plan and Zoning By-laws at 28 and 32 Evergreen Gardens for the following reasons:

- a. the proposal is not in keeping with the building type and built form character of the neighbourhood, and does not conform to the policies of the Toronto Official Plan; and
- b. the approval of the proposal would set a negative precedent, and undermine the stable neighbourhood character.

We are pleased that City Planning is taking this stand in strong support of the Official Plan policies.

Please add us to the mailing list for this application.

Yours truly,

Geoff Kettel

Geoff Kettel and Carol Burtin-Fripp
Co-Presidents

- c.c. Councillor Jon Burnside, Ward 26
Joe Nanos, Director, Community Planning, North York District
Ian Anderson, Save Bennington
Hugh Grant, Bennington Heights Residents Association