



January 16, 2017

North York Community Council
North York Civic Centre
5100 Yonge Street
Ground Floor
Toronto, Ontario
M2N 5V7

Re: Re-Zoning Request at 18/32 Evergreen Gardens
(Reference Number: 16 182232 NNY 26 OZ)

Dear Councillors:

An application has been submitted to change the zoning designation at 28/32 Evergreen Gardens to permit the construction of townhouses in an area currently designated as R1. We are writing to express our strong concern over allowing this re-zoning change and ask that it be rejected.

We are writing on behalf of Save Our Bennington. It is an incorporated, non-profit residents' group that is primarily concerned with preserving the character of our community. We are a neighbourhood of approximately 275 detached single dwellings, which is the prevailing building form (99.3%). We are not against development and the rejuvenation of houses in our area. We are, however, strongly opposed to changes to the zoning bylaws to permit townhouses for numerous reasons.

We will be speaking at the Community Council meeting to verbally express our concerns but wanted to formally reject this proposal in writing so that it will be noted in your records. We have reviewed all of the documents submitted by the applicant in detail, and have also thoroughly reviewed the City Planning Rejection Report. We are in complete agreement with the City

Planning report and feel that it provides a thorough and objective assessment of the situation.

As the City Planning report points out, townhouses in our community would not reinforce the prevailing building type. Moreover, the ones being proposed are far too massive to blend in with the existing character of Bennington Heights. The report further analyses the request in the context of several other City/Provincial guidelines such as the:

- *Official City Plan*
- *Provincial Policy Statement and Provincial Plans*
- *Infill Townhouse Design Guidelines*
- *Urban Design Guidelines For Townhouses*
- *Growth Plan For The Greater Golden Horseshoe*

In each instance, the proposal has been rejected as not meeting the needed criteria. Moreover, the report strongly indicates that if this one townhouse location were permitted, it would set a precedent for Bennington Heights that would in all likelihood destabilize the community.

There are many other reasons outside of the Rejection Report that are worth briefly mentioned. These are problems and concerns related to: traffic congestion, loss of green space, environmental issues, safety of pedestrian traffic (we have no sidewalks in this neighbourhood), restricted access to emergency services (ambulance and firetrucks) because of increased on-street parking, poor site-lines, and so forth.

For all of these reasons and many more, we oppose the application request to re-zone this area to allow townhouses. We thank City Planning for their thorough, unbiased, and comprehensive evaluation of the facts. We are also appreciative of their creating an open dialogue with the community.

In conclusion, we trust that the Councillors will recognize that this is an inappropriate development for our area, that the concerns of the community and the professional analysis of City Planning should both be respected, and that the townhouse proposal will be rejected.

Thank you for your on-going work to represent the citizens of Toronto.

Kindest regards,

Ian Anderson
Director,
Save Our Bennington