

 The Annex Residents' Association

July 18, 2018

To Members of City Council  
Meeting 44 of July 23, 2018

Dear Members of City Council,

Re: Items TE 34.44 and TE34.45 concerning the demolition of three one-storey homes at 5, 7 and 9 Dale Avenue and a zoning amendment to the Official Plan for the construction of a four-storey apartment complex in their place

**The Annex Residents' Association fully supports the staff reports recommending the refusal for demolition of these properties and refusal of the zoning amendment.**

We question why there was a delay in providing a decision within the timeframe of the Planning Act in 2016 and why this report was forwarded from Toronto and East York Community Council without recommendation.

As the report clearly illustrates, the proposal greatly contravenes on several counts the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the City's Official Plan with regards to such items as natural features (in this case a fragile ravine system), architectural character and zoning, preservation of valuable heritage assets from the perspective of physical character, historic and contextual value, neighbourhood character and sense of place, and the importance of maintaining established, stable neighbourhoods.

The neighbourhood went to considerable personal expense to hire heritage experts and work with the City to bring about the South Rosedale Heritage Conservation District, which while focused on the architectural assets of Rosedale's original development, also recognized the contribution of modern houses such as 5, 7 and 9 Dale for maintaining the setbacks, architectural massing and height, landscaping and the natural features of this part of Dale Avenue.

The neighbourhood has gone to considerable personal expense again to hire the heritage architects, historians and legal advisors to defend these houses within the City's own approved planning policies for the area. In so doing they revealed important information about 7 Dale, a previously unrecognized innovative piece of architecture by Gordon Adamson, an important figure in Toronto's 20<sup>th</sup> century architectural scene. It

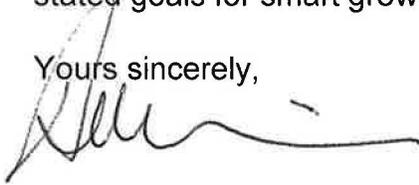
may be a small and simple home compared to others in the neighbourhood, but it showcased thermopane glass, an energy saver that in our conservation conscious times, takes on a special relevance.

The South Rosedale neighbourhood worked with the City, hired their own expert advisors, and has presented petitions with 100s of signatures in opposition to the demolition and the staff reports. The area is not slated for intensification. The current homes are in livable condition. There is no need for renewal here.

What we in The Annex and other stable, heritage neighbourhoods wish to know is how seriously Council takes its own approved planning policies when such a development proposal is not readily opposed. Where do our vision studies, area zoning and heritage conservation districts--conducted in cooperation with the City and encouraged by our politicians--stand if Council does not approve the recommendations in the staff reports?

If City Council does not approve the staff recommendations in these reports, it will set a terrible precedent for established, stable neighbourhoods, and totally contradict the stated goals for smart growth and revitalization of our city.

Yours sincerely,



David Harrison,  
Chair, The Annex Residents Association

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Toronto, ON  
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