



June 22, 2020

RE: 191 KANE AVENUE

To Whom It May Concern,

My name is Marco Vieira of Epic Designs Inc. I am the designer and agent for this property known as 191 Kane Avenue. Please accept this letter to outline and clarify the need for a tree removal approval.

The scope of work is to propose the removal of the existing one storey detached dwelling and build a new two storey single family detached dwelling with an integral one car garage with positive slope to the street. The current home is beyond a state of disrepair and in analyzing the current structure the decision was made to demolish the existing home and build a new dwelling. (Please see pictures below showing the current state of the house/lot). Adjacent neighbours welcomed the idea as this house has become quite the eyesore in the street.

We have designed a beautiful and contemporary home and have obtained a minor variance approval from the Committee of Adjustments. We are currently working to submit the application for building permit, but we have reached a great obstacle that has to do with meeting the Forestry Requirements as a condition for the approval. We need the removal of the city owned trees that are on the current slope. The trees in question are a Blue Spruce with 8cm diameter and a Norway Spruce 37cm diameter. The location is poor and near Hydro wires affecting the longevity of the said trees.

The current slope will be removed and area is to be re-graded and new retaining walls are to be installed to stabilize the slope with clear signs of erosion on the adjacent lands to the North and South of our proposed dwelling. The trees are of low value and situated on the lot where the growth of the tree will not be maximized. From the attached pictures it is evident that in this particular case the removal of the trees is best and appropriate for the development of the land. The neighbour to the South of us has obtained a permit to remove a Manitoba Maple with 31cm in diameter. This is a clear sign that the removal of the trees in question is required and warranted.

My client is open to replant new trees on the property if determined to be appropriate and or provide cash in lieu for trees to be planted elsewhere. Please consider this

project as my client is invested in building and staying in the area. The project has great merits and perhaps a site visit where we can access the site and issues at hand is warranted.



This picture depicts the current condition of the concrete steps that are within the city's road allowance.



This trees shows the subject house to the left and the neighbouring tree to be removed as approval by Forestry has been granted.



This picture depicts the current condition of the existing slope on the property to the South of our subject property.

I highly recommend that we should look beyond the typical applications and consider this particular case as the existing site conditions are unique, challenging and need to be considered based on its current merits instead of possible precedents.

Please feel free to contact me if you have any questions regarding this project, and the process as our team at Epic Designs Inc. continues to work of finding a resolution.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marco Vieira', with a stylized flourish at the end.

Marco Vieira
President/CEO

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