

Etobicoke York Community Council
City Clerk's Office
399 The West Mall, Toronto M9C 2Y2

September 8, 2020

Re: Etobicoke York Community Council Meeting - September 9, 2020
Item EY 17.5 - Request for Direction - 26 Burnhamthorpe Rd

On behalf of myself and many homeowners in the community, I am writing to state our objections to the planned Distrikt development on Burnhamthorpe Road and Burnhamthorpe Crescent.

A three-and-a-half storey stacked back-to-back townhouse development is not appropriate for this neighbourhood of single family homes. Furthermore, an underground parking garage represents an extreme, ecologically invasive and unnecessary feature that would result in the removal of more heritage trees than is necessary. Most of us who purchased homes in this neighbourhood did so because it was zoned residential and we had an appreciation for its mature, well-treed character.

The proposed density of 123 units is excessive and would have a detrimental effect on the character of this neighbourhood. Furthermore, it would have a significant negative impact on traffic in this already challenged section of Burnhamthorpe Road (due to poor sight lines and traffic congestion). These long-standing traffic concerns and issues have been well documented and had been referred to Transportation staff by Councillor Grimes prior to the pandemic.

As you are no doubt aware, with the 1,000+ units currently being built by Tridel and many thousands more planned in the near future by other developers, there will be no shortage of condo units in this area on the south side of Dundas Street, so there is no argument to be made for stacked townhouses in this residential neighbourhood.

In December 2018, the owner of Distrikt Developments and his agent met with a small group of Islington community representatives (which included myself), at which time the developer stated he was interested in delivering a project that would meet with community support. We, the community representatives, undertook to canvass the wider community to assess what was acceptable to the community and, more importantly, what was not acceptable. For all the obvious reasons, the response indicated vehement opposition to stacked townhouses or a low-rise building. This information was shared with Distrikt Developments who, with their application for stacked townhouses, shows a total disregard for this community.

I urge you to reject this application for stacked townhouses. Help preserve our family-friendly neighbourhood and welcome new families to enjoy it as well.



Rita Alldrit, Islington Ratepayers & Residents Association (IRRA)
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