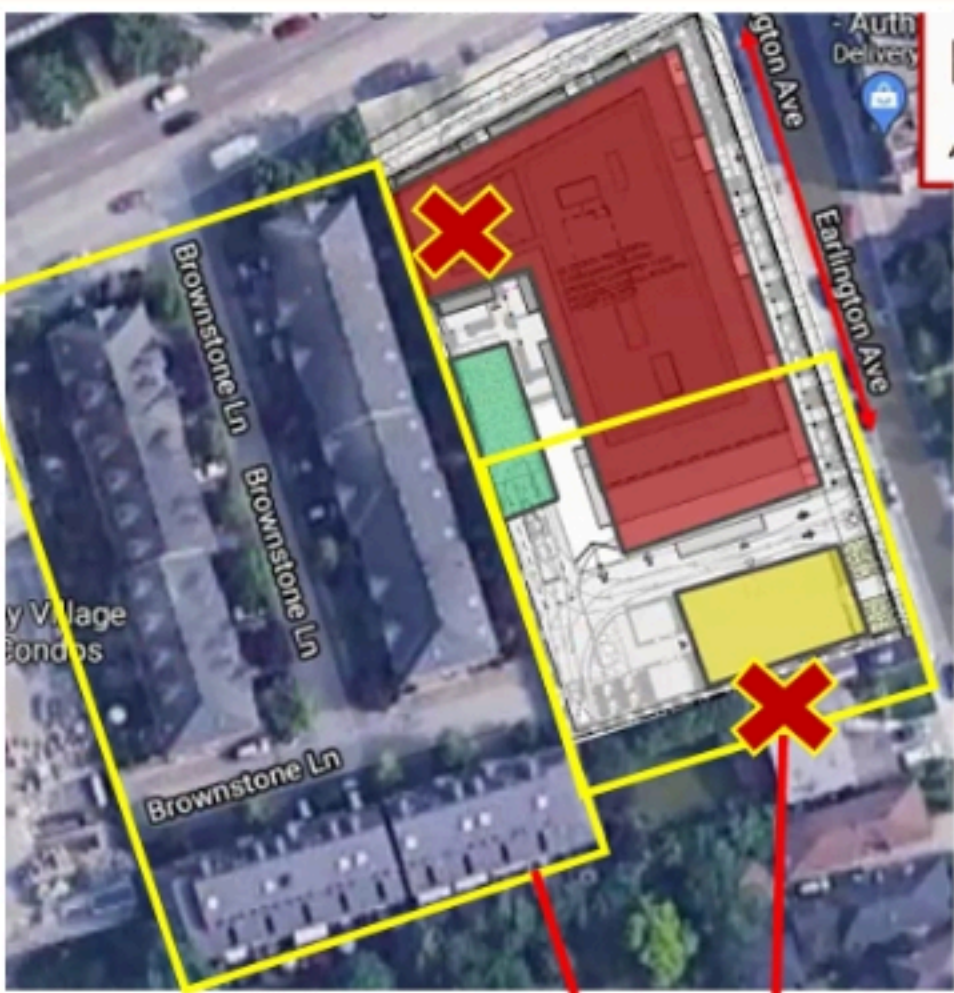


Kingsway residents against 18-26 Earlington Ave. Condos

Protect our Neighbourhoods & Homes...

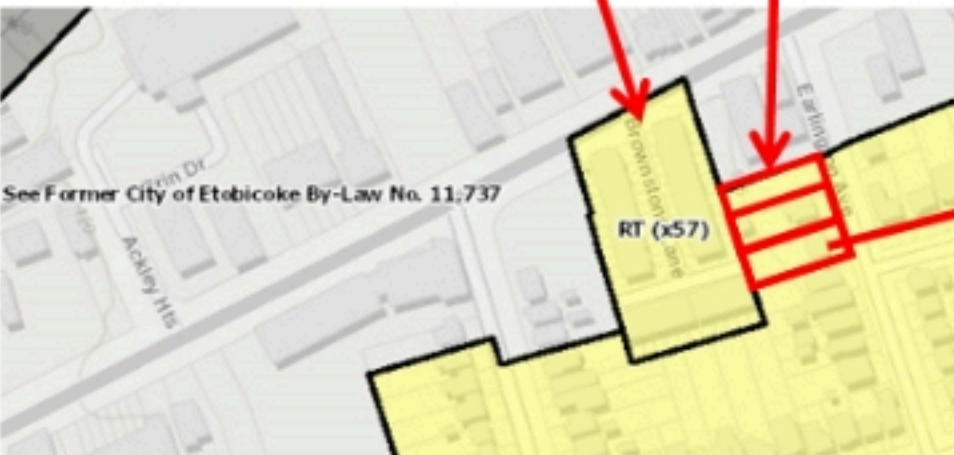


At the June 9th LPAT CMC, Dunpar confirmed their recent purchase of 16 Earlington Ave. Along with 18 & 20 Earlington Ave., they are now applying to have all three Residential lots re-designated to Mixed-Use Areas.

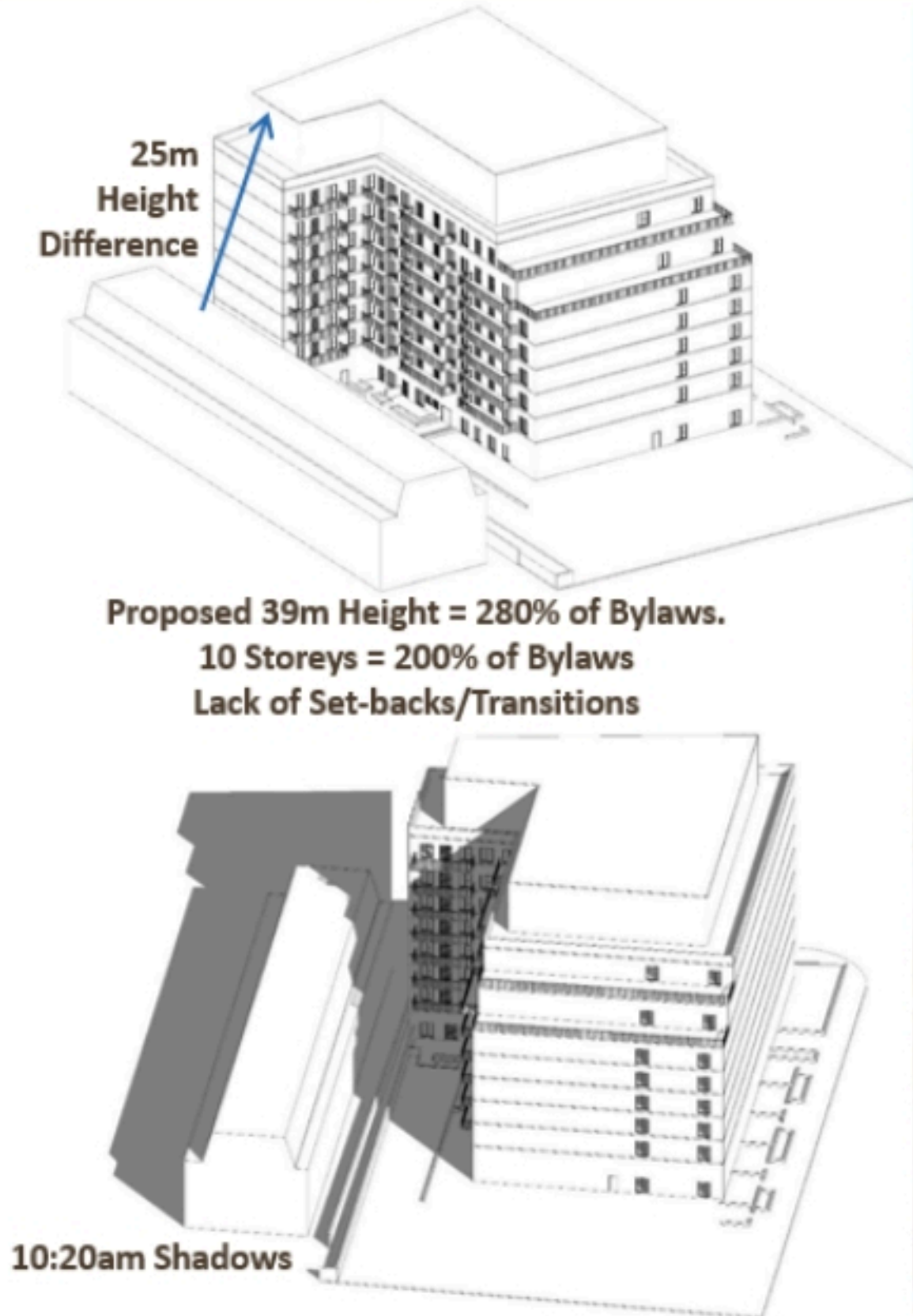
This move would push this massive development further South into Neighbourhood lands; resulting in the destruction of two detached homes and even more trees.

We urge LPAT & The City to protect our current Residential Land Designations including:

- Permitted Building Types
- Maximum Heights
- 45 Degree Angular Planes, Transitions & Reasonable Set-Backs



Imagine a 10 storey wall built this close to your home...



Dunpar plans to destroy 31 mature trees and replace with a Wall and balconies, garbage loading, & exhaust fan right against our fences.



East-facing view: These Trees (our natural privacy shield) running along the property line could be saved...

18 – 26 EARLINGTON AVE. CONDO DEVELOPMENT (LPAT CASE #PL200541): NEGATIVE IMPACTS FOR BROWNSTONE LANE & SURROUNDING COMMUNITY

1) Northwest portion of 10 building set 0.3 meters from fence:

- No morning sunlight, casting homes into shadow from 7am-11am
- Brick wall right against our fences
- No access to maintain our back fences.
- Dunpar would encroach on our backyards to maintain their wall.
- Fire Escape & Servicing Easement running along the rear of our property line must be maintained.

2) South facing balconies set 0.3 metres from fence & West facing balconies set 12 metres from fence:

- Overlook = complete lack of privacy
- Cigarette smoke and butts thrown from balconies into yards

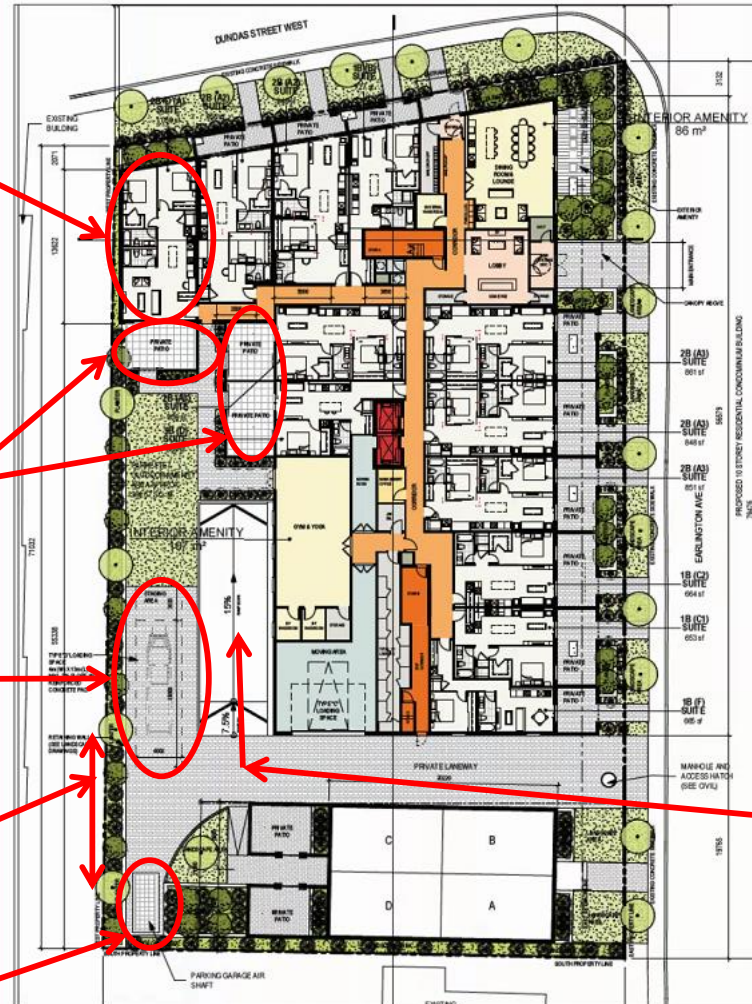
3) Garbage/cargo loading:

- Smell & noise pollution

4) Destruction of By-law protected trees & promised privacy shield all along our property line – not planned to be replaced (Dunpar offering Cash in Lieu to the City)

5) Exhaust fan from underground

- Noise & Air Pollution



8) Underpinning & Crane Swing Easements. In order to build right on the property line, dig the underground parking, and operate a crane, Dunpar would need to underpin the Brownstone lane properties and violate our airspace, with risk of:

- **Property Damage** from improper/defective underpinning including: Structural damage; racked windows/doors; un-level floors; shifted patio stones; damage to our fences on rear property line.

7) Construction Debris, Noise and Parking:

- **Lost use of our backyards and being able to open windows** during 3 year construction.
- **HVAC Fan Design of 571 Prince Edward** does not adequately suppress the extremely loud noise pollution to adjacent townhomes.
- **Insufficient area construction space** means a repeat of Dunpar using our parking, completely blocking pedestrian access to sidewalks with cement/pick-up/dump trucks, often left unattended for hours with no crossing guard on duty. A danger to our School Zone and children.

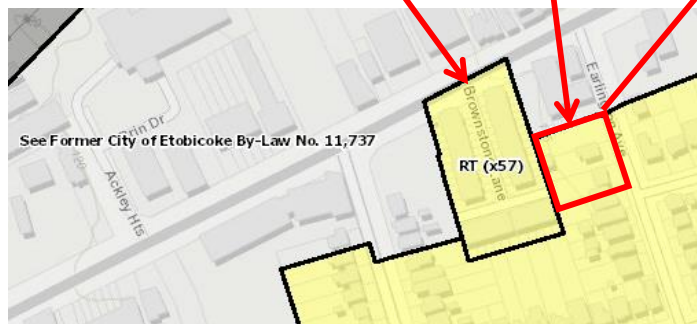
6) 218 Parking spaces mean dangerous levels of traffic & congestion along a small residential side-street and Lambton Kingsway School Zone

- Car lights driving into the underground will reflect directly into our townhome windows.

BY-LAW & GUIDELINE VIOLATIONS: Height, Transitions & Set-backs

18-26 Earlington Non-compliant With Zoning By-Laws/Guidelines

Brownstone Residential Rear-Yards back onto this property



2006 Dundas Ave. Study & By-law No. 717-2006 clearly states a maximum of 5 storeys, 2.5 FSI and 14m. They also state to "Locate and screen noise generating areas and installation such as ventilation units and loading/unloading areas away from noise sensitive new developments"

- ✗ Building height of 39m, 4.56 FSI & 10 storeys proposed are all in violation. Building height alone = 280% of the 14m By-Law.
- ✗ Locating all noise generating areas Garbage/Loading & Underground Exhaust against our fences.

City of 2018 Toronto Townhouse Guidelines indicate that new developments should provide a good "fit" and transition to existing neighbourhoods and respect a 45 angular degree plane with regard to the existing structures:

- ✗ **Apply angular planes, minimum horizontal separation distances**, and other building envelope controls to transition down to lower-scale buildings. Reduce the height of at least the first building, unit or bay where adjacent context is lower and not anticipated to change.
- ✗ **Minimize the impact of shadow and maximize access to sunlight**, sky view, and privacy on neighbouring properties.
- ✗ **Provide adequate building setbacks** to enable suitable areas for soft landscaping and to provide sufficient soil for mature tree growth
- ✗ **Site Servicing, Access and Parking:** Locate "back of house" areas and elements, such as loading/garbage collection areas, utilities, and parking access, into a building or underground away from view and the public realm
- ✗ A tall building should be planned to have "**generous setback**" between the tower and any low-rise buildings.

Proposed Re-designation of RD Neighbourhood Lands to Mixed Use Areas:

- ✗ We urge the LPAT & City to protect the Residential Detached (Zoning By-law No. 569-2013) lands designation to the South of this site: #16, #18 & #20 Earlington Ave.

City of Toronto Zoning By-law 569-2013 considers Brownstone Lane as a Residential (RT) Zone. **10.60.40.70 Setbacks:** The required minimum rear yard setback in the RT zone is 7.5m.

- ✗ This Condo is proposed to be built against our tiny rear yards and as such, **both the 7.5m minimum rear yard setbacks and 45 degree angular planes apply.**
 - As a corner lot, we cannot strictly consider the proposed site's West-side border as a side-yard.
 - Not a simple case of a Building beside a Building: It's surrounded by low-rise residential homes.

These townhomes constructed in 1999 have been an integrated part of the Residential Townhouse (RT) Kingsway community for 22 years. We are tax-payers, our voices and quality of life matter too!