

## **councilmeeting**

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**From:** info@craigrace.com <info@craigrace.com>  
**Sent:** June 27, 2024 10:46 AM  
**To:** councilmeeting  
**Cc:** Nicolas Valverde; Catherine LeBlanc-Miller  
**Subject:** [External Sender] My comments for 2024.MM19.29 on June 26, 2024 City Council  
**Attachments:** 17 Boothroyd Ave - COA - Design Brief.pdf

**Categories:** Marjo

To the City Clerk:

Please add my comments to the agenda for the June 26, 2024 City Council meeting on item 2024.MM19.29, 17 Boothroyd Avenue - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Paula Fletcher, seconded by Councillor Amber Morley

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

This appeal will result in an apartment building being constructed, instead of two houses.

The subject property is currently approved for a 6-unit, 3.5 storey apartment building. This is fully entitled, and likely will be constructed if the new application is appealed.

The more recent approvals granted by the Committee of Adjustment would supersede the previous apartment building approvals, and replace them with two house developments. This pivot will create a development character that is more in keeping with established neighbourhood patterns, and embrace the EHON initiatives for sensitive infill development of existing neighbourhoods.

The project had enthusiastic neighbour support at Committee. Three neighbours attended the hearing to speak in favour of the application, citing a preference for houses over an apartment building.

Attached is the brief that was presented to the Committee of Adjustment, illustrating the proposed development pattern and statistics on the resulting lots, which even after the severance are still the largest properties in the area.

There is no reasonable justification for an appeal. The applicant consulted with neighbours and Planning to incorporate responses to any concerns about servicing, preserving parking, establishing necessary access right of ways, and other details that ensure this development will be viable and a welcome improvement over the current entitlements.

We did not receive concerns from Councillors prior to or during the Committee of Adjustment process, and do not feel it is appropriate to pursue an appeal without notice, and without consulting the applicant. It will result in the delay of housing that our city needs. And keep in mind, regardless of the outcome of this appeal, housing will be constructed on this site. It is simply a matter of whether that would be more appropriate as an apartment building, or as two houses.

Please allow this email and the attachment to be publicly visible on the council portal, if possible. Thank you.

Sincerely,

The CR Team

**CRAIG RACE ARCHITECTURE**

100 Lombard St. Unit 104

Toronto, ON M5C 1M3

647 823 6877

[www.craigrace.com](http://www.craigrace.com)