

From: [Toby Stevens-Guille](#)
To: [Aviva Pelt](#); [Oren Tamir](#); [Councillor Saxe](#); [Toronto East York Community Council](#); [The Annex Residents' Association](#)
Subject: [External Sender] About 171-175 Lowther/Dalton
Date: April 1, 2024 10:14:17 PM

Dear Aviva (city planner), Oren (director of community planning), and my city councilor, Diane Sax,

We Support opportunities for densification and affordable rentals. **We understand** the city is under pressure to approve developments. **We request**, though, that you strongly reconsider your detrimental and precedent-setting recommendation, as Dalton Road and its neighbors will be seriously impacted by the currently proposed eleven-storey 171-175 Lowther/Dalton Road development. And -

We Oppose:

- changing the current zoning designation of residential "Neighbourhood" land use on Dalton Road and the south side of Lowther to an "Apartment Neighbourhood".
- the service and loading access proposed for narrow residential Dalton Road; it is ill-considered and potentially dangerous, introducing large scale vehicle traffic and jeopardizing the safety of our children who access much-used Joseph Burr Tyrrell Playground.
- minimal building setbacks and insufficient spatial separations between buildings - not adhering to the requirements of standard urban design guidelines.
- the revised request to triple the height of the previously proposed 4-storey townhouses to a high-rise; it is a zealous overreach and an inappropriate change of scale.
- **any argument that the proposed development on what is clearly a low-rise residential neighbourhood be approved because it is adjacent to an "Apartment Neighbourhood". If approved, this sets a dangerous precedent for the neighbourhood.**

We Request:

- **Retaining the residential "Neighbourhood" designation.**
- **A comprehensive vehicular study**, given the projects now converging on the intersection.
- **Creating service loading/ access /parking on Lowther Ave.** Consider access opposite service entrance for 38 Walmer Rd. or a shared driveway with 34 Walmer Rd.
 - **Observing established urban design guidelines** (i.e. the podium face on Dalton Rd. should align with the building plane established by the face houses to the south on Dalton Road, given that two existing residential buildings are not being maintained.)
- **Supporting the previously proposed four-storey 171-175 Lowther/Dalton infill application.**
- **Supporting and increasing existing and future "gentle density".**
 - **Rejecting arguments that suggest it's acceptable to rezone a street as an "Apartment Neighborhood" just because it is adjacent to a streetzoned for apartments.**

We ask that you share our interest in densifying at an appropriate scale, not precedent-setting to the detriment of this residential neighbourhood and **that you reconsider your position and request a more thorough investigation before proceeding with this application.** Thank you very much for your consideration.

Dalton Road Residents' Group and Neighbors: DaltonRoadResidents@gmail.com

Thank you,

Toby