

DATE: _____

TO: _____

Dear _____:

I am writing with respect to the proposal recently submitted to the City for re-development of property presently known as 440 Lakefront and 2 & 4 Neville Park Boulevard.

I did/did not attend the information meeting held on June 26th at St. Aidans Church hall.

I understand that the developers seek approval for construction of a 5 storey condominium building which will be situated at the beachfront between Neville Park and Munro Park, and which will include a 4 storey townhouse on Neville Park.

I understand that Councillor Bussin has indicated that she is opposed to the proposal - described by her as an "assault on our Beach waterfront" - and I do thank her for her ongoing commitment to the preservation of our community.

I too am opposed to the proposal.

I am/am not a resident of Neville Park Boulevard/Munro Park Avenue (if a resident, state number of years, or say "I have been a Beach resident for [insert number] number of years"), however, to me, the issues raised by the proposed development are not exclusive to these two streets. The proposal raises issues for the Beach community generally.

Undermining the Character, Integrity and Dynamics of the Beach Neighbourhood: Not in Keeping with the New Official Plan

- **The proposed apartment building is not in keeping with or does not fit with the present character and density of the single family homes along this unique part of the Beach; nor is it in keeping or fit with the homes which are adjacent to the development in the Neville/Munro neighbourhood, or indeed with much of the Beachfront area.**
- I recognize that there are two condominium or apartment-type buildings on the Beach now, one at the foot of Nursewood and one near Silverbirch, but these multiplexes have been on the waterfront for many years and as I understand the intent of the City's new official plan, neither would receive approval today. If these historical, non-conforming structures (as described as such by the City planner Ms. Major at the St. Aidan's meeting in October 2006) are now being viewed as precedents within the context of the new Official Plan for the City, then clearly, the official plan language regarding the preservation our neighbourhood's density parameters is not achieving the intention of preserving the character of our Beach neighbourhood.
- **It was my/our understanding that significant intensification of residential uses is planned City's Official Plan to occur along Queen Street and not in the adjacent residential neighbourhoods. On the waterfront, there is an expectation of peace and calm and sanctuary, to which the trees of course contribute.**

- **If such a development is permitted along the Beachfront adjacent to the homes on Neville and Munro Parks, other similar types of developments could be approved for any other waterfront areas in the Beach.** This proposal has the potential of opening the floodgates to development which will change the character of the Beach community forever.
 - Toronto is a city that prides itself on the uniqueness of its diverse neighbourhoods. The Beach is a community of streets whose families share the pleasure of a relaxed, green, breezy, cottage type social and recreational community within kilometers of the economic center of the City. It is a safe and gentle community unlike any other in the City. To permit the development as proposed would allow construction and change contrary to existing Beach life for residents and visitors alike, and again, contrary to the black letter language of the City's new official plan.
- **Furthermore, the argument that the developer is making that the Official Plan permits interspersed apartments in neighbourhoods, if supported, would mean that street-townhouses also would be permissible on all of the streets of the Beach which is clearly not intended by the Official Plan (and if they are, the Official Plan needs to be amended).**

Destabilizing Influence in the Beach Neighbourhoods

- **Development of this nature creates instability in the adjacent neighbourhood area to proposed development** as residents:
 - i) are harassed by real estate agents and/or developers wishing to purchase their properties for a quick flip into a development site for significant profit;
 - ii) begin to fear that their property values will be negatively impacted by development of this nature and, through this fear, decide to sell, to, in their view, avoid the impact of such development;
 - iii) rumor and fear of undisclosed development or land sales by neighbours or developer purchases in different areas leaves residents fearful of "what might happen next" to their neighbourhood and property values.
 - iv) experience uncertainty and unhappiness with the turmoil in the neighbourhood that causes them to consider selling to regain peace of mind.

Alteration of Sightlines and Views

- **The construction of the proposed buildings will detrimentally alter the sightlines and views of residents and users of Munro Park and Neville Park, and of those on the Beach below.**
 - Residents of those two streets will no doubt experience a changed sightline or vision corridor by virtue of the proposed heights of the condo building and townhouse and the absence of set backs between adjacent houses. Although it is understood that residents do not have any right of view, they did have a reasonable expectation that they would continue to live in neighbourhood of single family type homes with setbacks from their neighbours which would provide separation and thus light and some views between homes to the lake.

- Users of the Beachfront below the proposed development enjoy the sight of the low profile houseform buildings nestled in the foliage; not a massive structure along a significant length of the beach which cannot be camouflaged by vegetation due to its overall bulk and the fact that the owners of the units in it will not want their views blocked.

Impact on Old Growth Tree Foliage

- **Neville and Munro Park share a characteristic tree and foliage overhang which makes them two of the most vibrant and beautiful streets in the Beach. The greenery provides shade and cool to many vintage homes which do not require air conditioning. It acts as a “welcome” arbour to visitors and residents alike. The view from the water towards Munro and Neville specifically, but also towards the waterfront neighbourhoods of the Beach generally, is spectacular, and second to none in the City of Toronto. This view is defined by the foliage into which the single family homes fit.**
- I understand that the development will require not only the **destruction of some 5 or 6 or 7 large oak trees**, but also of virtually every smaller tree of a variety of species on the 4 lots at issue in the proposal. The architect’s renderings of the footprint of the proposed condominium structure reflect a **lack of any real setback**. This fact, together with the proposed construction of an underground parking garage of perhaps a 2 story depth with capacity for 30 vehicles, no doubt **imperils every tree** on the subject lots; perhaps as many as 40 trees of many varieties. They could not survive the kind of excavation and construction proposed and required. This will alter the character of this part of Munro and Neville Park irrevocably, as well as this part of the beachfront.
- I understand the developer to have said that 4 or 5 trees will have to come down; he must have meant the Oaks only, because there are certainly more than 4 or 5 trees on those 4 lots.
- The beautifully green Lakefront properties of which this property was one were on this year’s Beach Garden Tour. Photos of the property show many more than 4 or 5 trees.
- **The current splendor will take 100-150 years to restore, if the trees are removed; any replanting will take a lifetime to achieve the tree canopy that exists today.**

Environmental; Shoreline Stability

- The irony of tearing down the present homes that have co-existed with all those trees, and then killing that kind of green heritage in order to build a spanking new concrete and steel structure (billed as “green” or at least environmentally friendly) unlike any other in the entire Beach community, is not lost on anyone.
- I fear a **destabilization of the drainage systems, erosion barriers and wildlife habitats**. The trees, roots, groundcover and general topography of the area are all home to dozens of species of migratory birds who return to the area annually to summer, to bats which may also be of the migratory and annual nesting variety, and to mammals including deer and raccoons.
- **I understand that extensive improvements have been made along the beachfront in this location at the expense of the City and TRCA to protect the shoreline and adjacent properties to the Beach and that there are restrictions on how close the foundations of any structure can come to the lot line of this development in order to respect the shoreline stability regulations.**

- **TRCA and the City should hold this developer to very strict standards in regard to shoreline stability which may mean that the development is not permissible as planned.**

I understand that Mr. Sweeney announced at St Aidan's that his development would benefit the Beach community by increasing its tax base and allowing more people to enjoy the waterfront than would be case if houses that are presently permitted were built .

I can't imagine that the drop in the proverbial tax revenue bucket that 10 or 12 tenants of his condo and townhouse might contribute will be worth the destruction of a historically significant waterfront area that is enjoyed by Beachers and visitors alike in exchange for an intensive development which is incompatible with the character of the adjacent homes in the neighbourhood and the nature of the Beachfront.

Please do not support this proposed development.

Yours very truly,

SENDER'S NAME: _____
ADDRESS: _____

TEL# _____
EMAIL _____