



Thursday, May 2, 2019

**RE: Toronto Local Appeal Body, Case File Number 19 121616 S45 12 TLAB, 369 Walmer Road, Toronto.**

The Casa Loma Residents Association (“CLRA”) has reviewed the issues relating to the above noted matter. The **CLRA opposes the appeal filed with Toronto Local Appeal Body** (“TLAB”) in regards to 369 Walmer Road for the reasons set out below.

The CLRA opposed the TLAB appeal for the following reasons:

- 1) **Historical neighbourhood primarily composed of houses with 15.24m frontage.** (All houses that border 369 have 15.24m frontage). Severing the lots would change the character and feel of the neighbourhood. By-law requires a minimum of 10.5 meters for frontage and the application is for two lots which would both be significantly less than 10.5m (6.99m and 8.25m). It would also negatively affect the value of the neighbouring homes.
- 2) **Severing the property to create four residential condominium units** (a multi-unit building) is not desirable for the appropriate development or use of the land and/or building as the Casa Loma Neighbourhood is solely characterized by single family units in either single detached or semi-detached homes. The application, if approved will provide a precedent for other similar buildings. In terms of the appropriate location of multi-unit residential homes, 325 and 329 Walmer Road are appropriately zoned and are located in the vicinity of Castle View Road. Proposed multi-unit residential condominiums at 369 Walmer Road would instead be situated in a cohesive neighbourhood of single family and semi-detached residential homes.
- 3) **Zoning By-law 569-2013** designates the area west of Spadina Avenue in the Casa Loma neighbourhood as predominantly an R zone. The (f10.5; u2; d0.6) designation only permits up to 2 dwelling units and specifies that permitted units will be detached houses or duplexes. The proposed Consent will create 2 additional units on two lots effectively permitting a 4-unit dwelling.
- 4) **Increase in dwelling occupancy from 7 to 24:** the creation of 4 condominium units with a total of 12 bedrooms allows for 24 occupants, which is three times the current occupancy of 7. Most homes on the street are single-family homes with an average of 4-6 occupants. The proposal, therefore, represents not a just a variance but a change of use.
- 5) **Ten bylaws are exceeded, with one—building depth—being exceeded by over 50%.** The By-law states 14m allowed, 21m requested. This would encroach upon the neighbouring homes resulting in not enough light or space between the houses.

- 6) **Creation of 4 garages:** will greatly increase the number of cars entering and exiting the property. To access the back 4 car garages the vehicles will need to drive significantly beyond the neighbour's house which does not happen now. This will be extra noise, lights, garage noise, plowing, snow removal or piling snow up against the neighbours' properties that could cause flooding issues or salt damage to trees and hedges.
- 7) **Parking** is an issue on Walmer Rd. and a parking study has not been completed by the applicant. Approving 12 bedrooms associated with the 4 proposed units will generate more than 4 vehicles currently provided for in the site plan and will intensify competition for on-street parking. The City of Toronto, Transportation Services staff and consultants are currently undertaking a Traffic Management Mitigation Plan to assess traffic and parking associated with Casa Loma events and non-event periods. Thus, the adequacy of existing parking along Walmer and other streets is already under review. Creating a condominium would only further the issue adding stress to those living in surrounding homes. There is no additional parking available.
- 8) **Environmentally speaking, this is a ravine lot** and should not be allowed to impact the trees, ravine, and water run off that is currently stable. More density would adversely affect the flow of surface water and negatively impact the ravine trees. Another issue we have is in regard to drainage and the risk of flooding. The new building's footprint is considerably increased. The garage and driveway pavement are also more extensive. The existing retaining wall, constructed by the previous owners of 369, is already compromised. This issue extends to the question of snow removal.
- 9) **Style and size of building:** will "be very imposing" as Cathy Garrido the chief architect for the building stated at a meeting with the neighbours on January 23<sup>rd</sup>, 2019. We are concerned that it will not conform with the look of the neighbouring homes (367 Walmer Rd. was designed by Ross and Macdonald, one of Canada's most notable architecture firms in the early 20th century, responsible for the Maple Leaf Gardens, and Chateau Laurier etc.). This opinion is shared by all of the neighbours on Walmer Rd. who have signed a petition.
- 10) **Loss of light:** the proposed building is much larger in height and depth than the surrounding homes and as a result will dwarf the stately original homes of the area and will increase the amount of shade in neighbouring front yards/back yards (based on the shade assessment provided by Cathy Guido).
- 11) **Loss of privacy:** the building will tower over the neighbouring homes with 6 balconies on the east side. Several balconies will be able to overlook the back yards and private pools in the area. Having four units would mean four times the amount of unit gatherings, noise, BBQ's. The proposed building is also comprised mostly of glassed area which will greatly reduce the privacy of the street.
- 12) **Tree Removal:** the proposal requires the unnecessary injury and destruction of several trees, one of which is a jointly-owned tree (Black Locust, 125 cm dia). The neighbours have submitted an assessment from a certified arborist who has been pruning/caring for

the tree for the past five years which identifies the health of the tree to be “fair” and not an “imminent hazard”. The tree does not need to be removed, therefore, the submission fails to adhere to the relevant directions adopted by City Council including the Every Tree Counts Study and Toronto’s Strategic Forest Management Plan, and further the proposal will have a negative effect on the urban forest in the neighbourhood, as well as the City of Toronto as a whole.

The CLRA is a volunteer organization of residents living in the Casa Loma area of Toronto committed to strengthening and preserving the distinctive character, heritage and quality of life in the Toronto neighbourhood bounded by Bathurst to Spadina and St. Clair to Davenport. The property located at 369 Walmer Road is within the CLRA neighbourhood.

Please direct any questions regarding this issue and the CLRA position regarding the appeal to TLAB to Jonah Arnold, executive member, CLRA.

Regards,



Jonah Arnold  
Executive Member  
Casa Loma Residents Association