



March 4, 2021

coa.sc@toronto.ca
150 Borough Drive
Toronto, ON, M1P 4N7

Attention: Brian Caradonna
Brian.Caradonna@toronto.ca

Letter of Objection

File Number: AO337/20SC

Property Address: 142 Harewood Avenue

Legal Description: PLAN 2541 LOT 332 PT LOT 331 PT LOT 333

To: Members of the Scarborough Committee of Adjustment

My name is Janet May and I live at 147 Harewood, across the street from 142 Harewood Avenue. I am also the Co-Chair of the Planning and Development Committee of the Cliffcrest Scarborough Village SW Residents Association (CSVSWRA). CSVSWRA is an incorporated not-for-profit association working to preserve the unique nature of our neighbourhoods and does not support the application to replace the dwelling located at 142 Harewood Avenue with a significantly larger house.

Minor variances must maintain the intent and purpose of the Official Plan whose policies ensure that new development in a neighbourhood respects the existing physical character of that neighbourhood. Approval of the requested variances will result in a new dwelling that is significantly larger than the existing homes on this block of Harewood Avenue. In addition, the proposed new house has architectural features inconsistent with existing houses in this established neighbourhood. (See Attachment One)

Minor variances must respect the intent and purpose of the Zoning by-law, which restricts building heights and lengths and floor areas to make sure that the massing of a new dwelling is appropriately scaled to other existing dwellings. See Attachments Two and Three)

The requested variances are not minor in nature and will have a negative impact on the people who live in the existing homes around 142 Harewood Avenue. Because of the above, the development is NOT desirable for the appropriate development of the land.

Because the four tests set out in s. 45(1) of the *Planning Act* are not satisfied, CSVSWRA requests that the Committee of Adjustment refuse the requested variances.

Yours sincerely,

Janet May
Co-Chair Planning and Development Committee

Attachment 1
142 Harewood Avenue Frontal Overlay



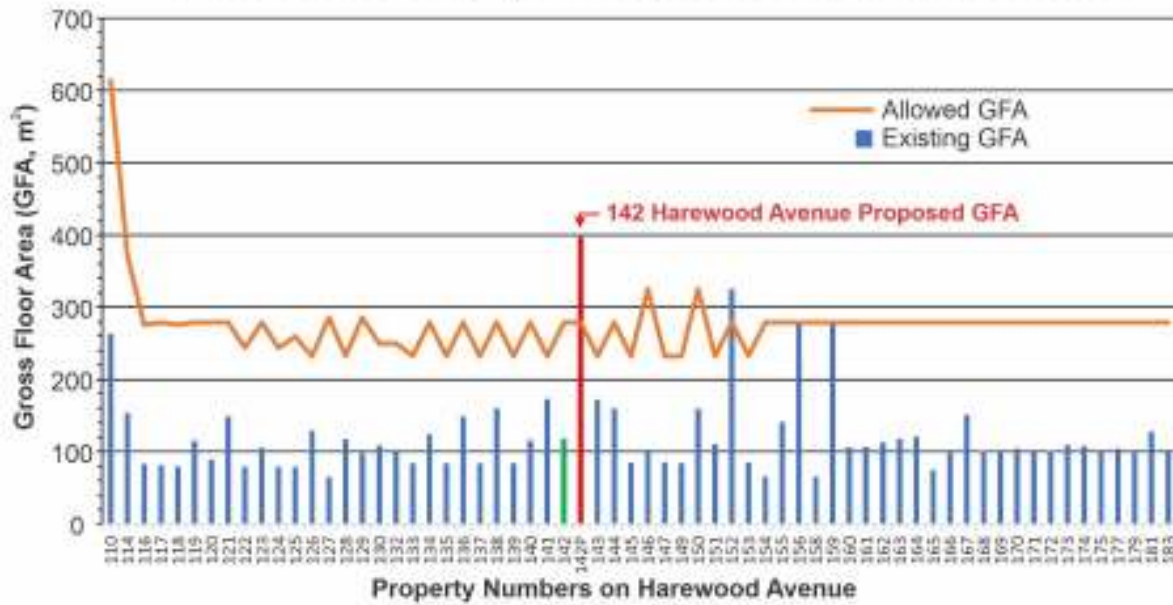
142 Harewood Avenue, Toronto, Ontario M1M 2R7

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Attachment 2

Allowed GFA vs Existing And Proposed GFA On Harewood Avenue



Allowed FSI vs Existing and Proposed FSI On Harewood Avenue



Source: IBMS-LURS II. Prepared by: Toronto City Planning, Planning Research & Analytics, August 2020
 Updated from MyProperty, January 07, 2021 and consultation with neighbours

142 Harewood Avenue, Toronto, Ontario, M1M 2R7
 CoA Case File Number: A0337/20SC
 Project Name: 142 Harewood, Toronto, Ontario, M1M 2R7
 Prepared: 2021.03.03 by Alan J. Burt

Attachment 3: Photos of existing houses on Harewood Avenue between Anson Road and Randall Crescent

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Bungalows on east side of Harewood, immediately south of Anson Rd



Bungalows on east side, across from 142 Harewood



Bungalows with added second story



Rest of existing bungalows south to Randall



West side of Harewood, south from Randall – 1 1/2 storey homes



1 1/2 storey and 1 1/2 storey converted to full 2 storey



2 renovated 1 ½ storey on west side of Harewood



142 Harewood, 1 ½ storey neighbour, bungalow, north to Anson