



North Rosedale
RESIDENTS ASSOCIATION

[DRAFT]

November 7, 2016

Kevin Friedrich, Planner
Planning Department
City Hall, 100 Queen Street West,
Toronto, ON M5H 2N2

Re: Rosedale apartment development plans, 5-7-9 Dale Ave.

Dear Mr. Friedrich,

This letter is written from the North Rosedale Residents' Association, a long-standing proponent of Heritage Conservation Districts as a critical counter-weight to the increasing momentum of "tear-down" real estate development across Toronto. In particular, the penetration of new built low-rise apartment and condo buildings to replace existing heritage dwellings is a real estate phenomenon that our residents are very concerned about. The proposed development at 5-7-9 Dave Avenue would be a terrible precedent that disrespects a fundamental principle of Toronto's HCD's, and the NRRA objects to the development's approval.

We understand the Dale developer has argued the demolition of three adjacent C-rated dwellings should be allowed because the new design is "equally able to contribute to the heritage character of the South Rosedale HCD". The NRRA would like to make it very clear that irrespective of clever architectural features, no modern apartment block is equally able to contribute to the heritage character that 3 heritage residences possess . . . such an interpretation would, in our view, be preposterous and would create a fearsome loophole for other C-rated single-family dwellings in Rosedale to be accumulated for multi-unit redevelopment. The scars of a 1970's era of apartment build-out in Rosedale are still very evident today, and we will strongly resist another wave of such buildings to be allowed, especially given the heritage protection in place across our neighbourhood.

Sincerely,

Lewis Reford
President, North Rosedale Residents Association
c. 416-399-2274
email lewis.reford@rogers.com



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- cc. Jennifer Keesmaat, Chief Planner & Executive Director, City of Toronto
Kristyn Wong-Tam, Councillor, Ward 27 Toronto Centre-Rosedale
Don Hogarth, President, South Rosedale Residents' Association
Katherine Lee, myrosedaleneighbourhood.org