

Anne Elliott and Richard Turner
37 Randolph Rd
Toronto, ON
M4G 3R8

April 2, 2024

Attn: Committee of Adjustment
Email: coa.ny@toronto.ca

Re: File number: **A0079/24NY** Application number: **24115069NNY15MV**
Property Address: **33 Randolph Rd.**

To whom it may concern,

We are writing to express **our strong opposition** to the proposed new buildings' plans and the long list (15 in total) of variances requested. To begin with, **most of the variances requested are not minor**; most attempt to go significantly beyond the existing zoning by-laws that are designed to protect the neighbours, and the combined effect of which is even greater than the sum of the parts. If approved, the result would be **two imposing buildings, disproportionately large for the size and aspect of the lot**, that would block light and negatively impact the neighbours (including an award-winning garden). With two oversized buildings, an expanded driveway and a swimming pool (the pool included as "soft landscape"; should it not be classified as "hard landscape"?), the lot would be filled beyond what is appropriate, leaving very limited green space.

Our other main concern is **the loss of green space and trees**. According to the Arborist Report, the proposed plans would not only require three trees to be removed, but there would be limited space available to replace them with the 3:1 ratio required by the Toronto Policy for tree replacement. A 'Cash in Lieu' solution would not help restore the trees that are so important to the neighbourhood. Money would not provide local climate moderation, nor habitat for birds, insects and animals, nor the acknowledged health benefits and desirable aesthetics that are characteristic of this neighbourhood's green canopy.

Overall, we feel that the proposed plans negatively impact the character and liveability of our neighbourhood. Thank you for considering our concerns and objections.

Respectfully,

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