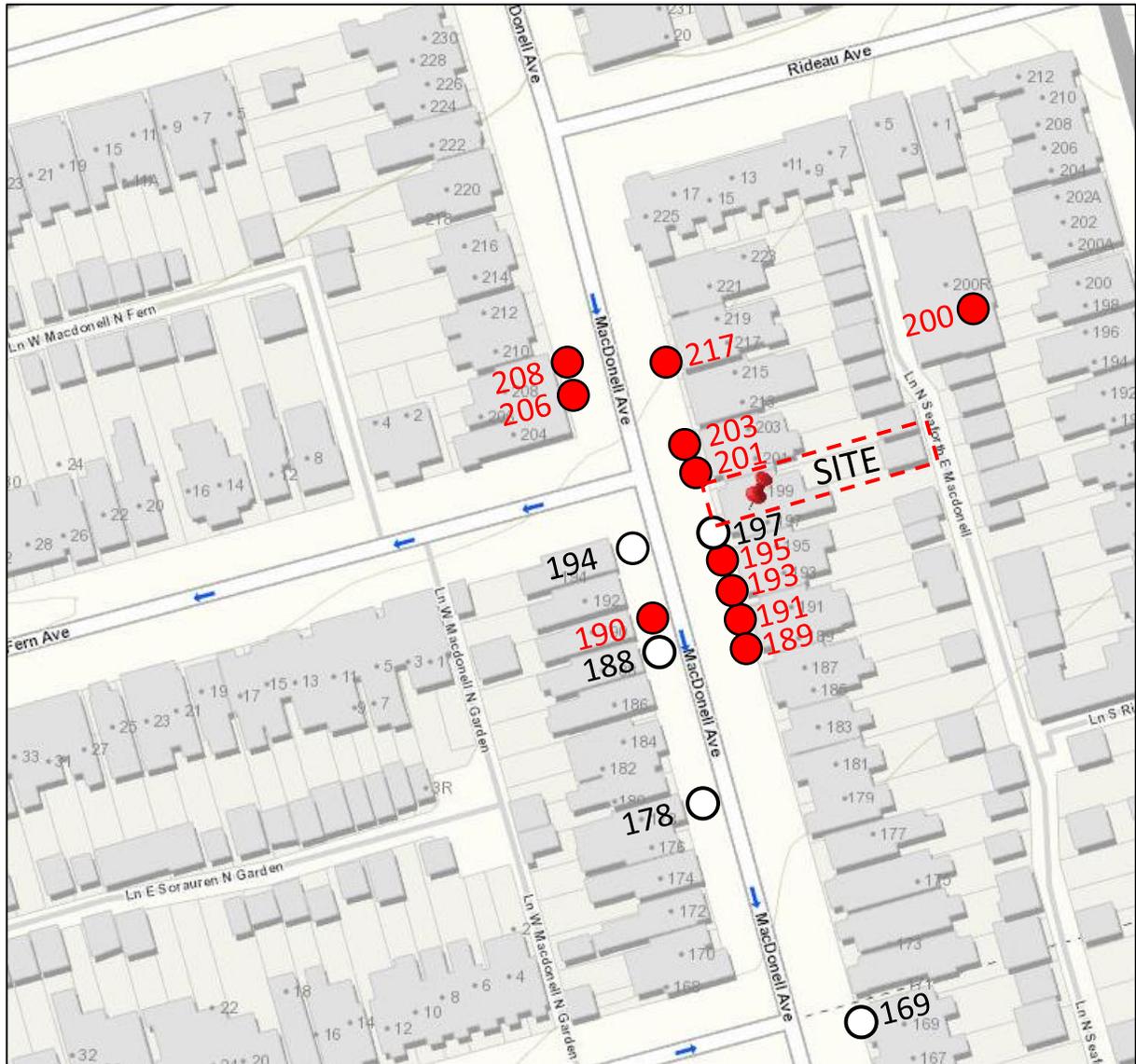


Context Map



- 201 Neighbours in Support
- 197 Neighbours in opposition

The context map above shows neighbours in support and neighbours in opposition to the proposal. Neighbours in support have provided their signatures and/or letters. Neighbours in opposition have provided letters which oppose some variances but not others. Support letters and objection letters are included in this document.

Some support and opposition is outside of the boundaries shown on the map above. Regardless, such letters of support or opposition are included in this document to provide background.

Signatures in Support

RECEIVED

By Committee of Adjustment at 12:49 pm, May 02, 2019

199 MacDonell Avenue, Toronto, Ontario

Committee of Adjustment Application for third floor addition and two storey addition at rear

Members of the Committee,

Please be advised that I (we) have no objection to the Committee of Adjustment Application for the address of 199 MacDonell Avenue to be heard on May 15, 2019.

Name	Address	Date
<u>STEPHAN TRUSEVYCH</u> <i>STJ</i>	<u>203 MACDONELL AVE</u>	<u>24-APR-2019</u>
<u>TROY BARNES</u>	<u>191 MACDONELL AVE</u>	<u>24-APR-2019</u>
<u>Diana Smith</u>	<u>195 MACDONELL AVE</u>	<u>24 APRIL 2019</u>
<u>MATHEW MERRITT</u>	<u>190 MacDonell Ave</u>	<u>24-APRIL-2019</u>
<u>DARYL FRIMEL</u>	<u>200 EARL HANSLOWE</u>	<u>416-451-5554</u>
<u>Douglas Richardson</u>	<u>194 Macdonnell Ave</u>	<u>416-531-5088</u>
<u>Marcia Richardson</u>	<u>194 Mac Donnell Ave</u>	<u>26 April 2019</u> <u>(416) 531-5088</u>
<u>Bryan Bullen</u>	<u>217 MACDONELL AVE</u>	<u>416 670 1644</u>
<u>Jim Reynolds</u>	<u>193 Macdonell av.</u>	<u>416 278 7161</u>
<u>Fred Johnson</u>	<u>201 MACDOWELL</u>	<u>416-894-9644</u>

RECEIVED

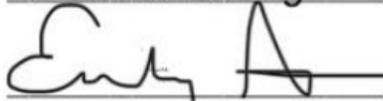
By Committee of Adjustment at 2:20 pm, May 14, 2019

199 MacDonell Avenue, Toronto, Ontario

Committee of Adjustment Application for third floor addition and two storey addition at rear

Members of the Committee,

Please be advised that I (we) have no objection to the Committee of Adjustment Application for the address of 199 MacDonell Avenue to be heard on May 15, 2019.

Name	Address	Date
<u>Lisa Armstrong</u>	<u>117 MacDonell Ave.</u>	<u>May 14, 2019</u>
	<u>208 Macdonell Ave</u>	<u>May 14, 2019</u>

<u>Sophia Lowisze</u>	<u>206 Macdonell Ave</u>	<u>May 14, 2019</u>
<u>Andia Carter</u>	<u>189 Macdonell Ave</u>	<u>May 14, 2019</u>

Support Letter 1 – 193 Macdonell Ave

JIM REYNOLDS

193 Macdonell Ave., Toronto, ON | 416.278.7161 | james.b.reynolds@gmail.com

May 22, 2019

To Whom It May Concern:

I'm the current owner of 193 Macdonell Ave. in Toronto and writing in support of proposed renovations that are being considered by Ana and Michael Klizs, owners of 199 Macdonell Ave. in Toronto. Specifically, this is in response to statements made by Ms. Robin Burgess on May 3 disputing the proposed renovation.

I have known Michael and Ana for several years and I'm confident that all proper care and consideration will be given to maintaining any and all environmental requirements, fire safety codes, or any other specific concerns raised in Ms. Burgess's letter. Over the years that they have owned 199 Macdonell, they have been courteous and thoughtful neighbors who always put the wellbeing and preservation of the street's character at the forefront of any property changes.

In addition, I have reviewed Ms. Burgess's notice disputing Ana and Michael's renovation proposal and would like to explicitly highlight that her statements regarding the sale of 193 Macdonell are categorically false. At no point have we experienced any basement flooding whatsoever in 193 Macdonell Ave., and certainly have had no negative impacts resulting from our neighbor's renovation. I'm very concerned that Ms. Burgess is making false statements in support of her claim and would like these comments noted on any "official" record of events, to the extent that they exist. Sincerely,

Jim Reynolds

Support Letter 2 – 195 Macdonell Ave

June 18th, 2019

Sara Merrifield and David Smith
195 Macdonell Ave
Toronto ON M6R 2A4

Toronto Committee of Adjustment

Dear Committee Members,

We are writing to offer our support of the proposed renovation at 199 Macdonell Avenue and to offer the committee some balanced input to the presentation of our neighbour at 197 Macdonell Ave at your original meeting.

We would like to begin by encouraging the committee to be appropriately flexible on bylaws where flexibility can assist families with children to stay and thrive in our communities. The homes on Macdonell are historically very small. The ability to grow these homes to fit a modern family in comfort and convenience keeps our neighbourhood vibrant and helps to rejuvenate the aging properties and infrastructure.

In particular we wanted to write to correct the presentation by Robin Burgess regarding our own renovation at 195 Macdonell and the effect on our neighbours. First, it is important to note that Ms. Burgess indicated that our columnar structure was something we “had” to do, implying it was the result of some city or committee requirement. It was not. It was a design decision we made in conjunction with our architect. No other plans were designed, submitted or otherwise discussed. Not with the city nor with Ms. Burgess.

Secondly, Ms. Burgess stated that there was water damage to our neighbours home as a result of our renovation and that this forced them to leave. This is not correct. As part of our renovation we did extensive drainage work and landscaping including weeping tiles throughout the backyard, the addition of a sump pump and an underground drainage system that pipes ground water 30 feet from the back of our house to an underground storage and drain at the back of the lot. The roof drainage is also connected to this system and has benefitted both neighbours through improved drainage. The system has been so effective as to eliminate the previous problems of standing backyard water in the spring and basement water during storms.

As to the effect on light from the proposed renovation, the effect would be very similar to the effect that Ms. Burgess’ addition has on our own home, which is not significant given that the light comes from the south.

Thank you for your consideration,

Sara Merrifield and David Smith

Support Letter 3 – 191 Macdonell Ave

Date: July 5th, 2019

Dear City of Toronto:

Please accept this letter in full support of the proposed renovation at 199 MacDonell Ave (TLAB Case File Number: 19 158267 S45 04) I have the pleasure of living a few doors south of Ana-Maria and Michael Klisz, the homeowners. Not only do they bring the community and neighbours together through their generosity and kindness, they have done a lot for the street and neighbourhood by encouraging all the young children on the street to play and engage with each other. They open their house, their yard and their hearts to all the families on MacDonell. Whether it's offering to babysit, share items from their garden or lend a hand to neighbours, they bring a lot to the street. It would be a shame to lose them as they outgrow their home with their three children.

I would like to add that they have been forthcoming with all their plans, which are similar in scope to others on the street. We believe the renovation will be a benefit to the street and those of us who live there.

Sincerely,

Meredith & Troy Barnes

191 MacDonell Ave.

Toronto, ON

M6R 2A4

Support Letter 4 – 203 Macdonell Ave

203 Macdonell Ave.
Toronto, ON, M6R 2A4

July 5th, 2019

To Whom It May Concern:

We are the owners of 203 Macdonell Ave. in Toronto, and are writing in support of the renovations proposed by Ana & Michael Klizs for their home at 199 Macdonell Ave. in Toronto.

We were surprised to see Ana and Michael's application denied by the committee, especially when the design resembles so many other homes in the area. Almost all homes within a few doors of Ana and Michael have already been expanded with an extension and/or attic addition. Our own house, the same model and vintage as Ana & Michael's house, is the only one nearby without. Directly across the street there are three floor Victorian-style houses, most with extensions.

In our view, owners in this area should be allowed to thoughtfully expand these older homes so that young families (like ours, and Ana's and Michael's) can continue to grow up here. We think the design proposed by Ana and Michael strikes a great balance between expanding their home and taking care to maintain the appearance and feel of the neighborhood. Ana and Michael put in effort to ensure that the proposed renovations do not stand out from neighboring homes, and we appreciate the care they took.

Lastly, Ana and Michael have always been courteous neighbours, and we are confident that they will perform any changes with care and courtesy for us and other neighbors. Since welcoming us to the neighborhood in late 2015, they have:

- Taken good care of their home and property to improve the appearance of the street
- Thoughtfully minimized the disturbance caused by their porch renovation two years ago
- Watched out for our children and property, informing us of unusual activity in the neighborhood and around our property (thefts, break-ins)
- Taken care to share their proposed renovations with us and our neighbors by meeting in person to discuss the plan and receive feedback.

We hope you will re-consider, and approve the application submitted. Thank you for your time.

Sincerely,

Stephan Trusevych and Dessislava Daskalov
203 Macdonell Ave, Toronto, ON, M6R 2A4
647-287-4847

strusevych@gmail.com ; dessy.daskalov@gmail.com

Support Letter 5 – 190 Macdonell Ave

190 Macdonell Ave.
Toronto, ON, M6R 2A7

July 18th, 2019

To Whom It May Concern:

I am the owner of 190 Macdonell Ave. in Toronto, and I am writing this letter, in support of the renovations proposed by Ana & Michael Klizs for their home at 199 Macdonell Ave. in Toronto. I have reviewed the plans to renovate their home in detail, and found it alarming to hear that Ana and Michael's initial application was denied by the committee. It is a sensible design that is common in the area, and respects the look and feel of the neighbourhood. It is important to me for the city to show a reasonable amount of flexibility, when a renovation of this kind is submitted to accommodate growing families needs.

Based on their front porch renovation project from a few years ago, I am confident that Ana & Michael will put the appropriate care and skill into making this new renovation plan a success with minimum intrusion to their neighbours. We hope you will re-consider, and approve the application submitted.

Kind regards,

Mathew Merrett
190 Macdonell Ave
Toronto, On. M6R 2A7
416-627-8454
matmerrett@rogers.com

Support Letter 6 – 217 Macdonell Ave

August 6, 2019

To whom it may concern:

Re: Proposed renovation of 199 Macdonell Avenue

We are writing with respect to the renovation project being proposed at 199 Macdonell Avenue by Michael and Ana-Maria Klizs.

We have lived at 217 Macdonell Avenue for nearly 8 years. In this time, we have seen many positive changes to the neighbourhood, including more young families with children, like our own, moving to the area. This sometimes requires older-style homes, which are generally quite small in size, to be slightly altered in order to accommodate growing families. It is our feeling that these projects have always been completed with respect and care given to the original home, as well as to those who are living nearby. These projects allow young families to stay in the neighbourhood and add value to our community.

We understand this project has initially been denied permission to proceed. We are concerned with this decision as it establishes a precedent on the street that may prevent others from undertaking a similar renovation in the future. Furthermore, we find it concerning that other homes on the street have been granted permission to proceed with a similar renovation, but this project has been refused for reasons that are unclear.

This is incredibly disappointing and it is our hope that this initial decision is reconsidered for the overall benefit of our neighbourhood.

We would be happy to discuss our concerns in more detail.

Sincerely,



Kristen Petersen

217 Macdonell Avenue
416-706-2585



Bryan Bullen
217 Macdonell Avenue
416-670-1644

Objection Letter 1 – 178 Macdonell Ave

RECEIVED*By Committee of Adjustment at 12:48 pm, May 02, 2019*

From: [Andrew Binding](#)
To: [Jason Bragg](#)
Subject: Re: File Number A0068/19TEY
Date: April-26-19 5:42:36 PM

Thanks for your reply,

We're at 178 Macdonell Ave, several houses down the street, so I don't think we'll be directly affected by the proposed reno, and I have no problem with the property exceeding 0.6 x area of the lot in floor space. However, the proposal to move eaves 0.3 m to lot line, walls almost 2 m higher than the regulation limit and right up to the lot lines does concern me. My concerns are:

- 1 - That this could set a precedent for violation of these bylaws in our community in the future
- 2 - The property neighbors (both either side and across the street) are probably not happy with the plans for this renovation and we have a responsibility as a community to advocate for their interests.

Kind regards

Andrew Binding

Objection Letter 2 – 197 Macdonell Ave

RECEIVED*By Committee of Adjustment at 12:28 pm, May 07, 2019*

From: [Robin Burgess](#)
To: [Jason Bragg](#)
Subject: Planned proposal for 199 Macdonell Ave/(A0068/19TEY)
Date: May-03-19 7:58:10 AM

This proposal requested by my neighbours to the north is not viable or in keeping with the existing character of this quaint west end neighbourhood. I live in the attached house to the south (197 Macdonell Ave) and would be very negatively affected by this change on a number of fronts.

I have an addition at the back of my house which was built in 1985 and allowed to be built by the previous owner because there is no garage on this property. This allowed for enough green space and drainage run-off to prevent from flooding. The proposed development by my neighbours would not adequately protect the properties to the south in the event of a heavy rainfall--or an extreme weather event. The slope of the land is from north to south and all the existing water from the property at 199 Macdonell Ave. already flows onto my property and creates a huge pool at the back of my rear lawn. After the city approved the extension done by my neighbours to the south at 195 Macdonell last summer, the folks at 193 Macdonell Ave. were forced to sell the property this spring--because of ongoing basement water issues related to the downward slope of the drainage in this area.

Additionally--with regard to Section 6(3) Part II.3C(1), By-law 438-86/// I am in no way giving my permission to build the proposed structure so close to my existing house extension. The advice I have received, is that this would be a fire safety code violation--and my worry outside of increasing the fire risk to this old frame structure, is that I would not be able to adequately maintain and do the upkeep required now that it is approaching 50 years in age.

The city has a duty and responsibility to protect homeowners and to maintain the quality of life in these old neighbourhoods. You are seriously putting our investments and quality of life at risk by arbitrarily changing zoning and by-laws put in place for our protection. The changes proposed are not minor by any means and would put adjacent property owners at risk.

Robin A. Burgess
197 Macdonell Ave.
Toronto, M6r-2A4
(416-533-8976)

Objection Letter 3 – 188 Macdonell Ave

From: [Michael Jamal](#)
To: [Jason Braqq](#)
Subject: RE: 199 MacDonell Avenue, A0068/19TEY
Date: May-11-19 1:38:31 PM

I am writing to voice my concern about the application for a minor variance for the proposed maor renovation and extension at 199 MacDonell Avenue. As a long time resident of Parkdale, there are a few issues that I have with this proposal.

The extension of the second floor and the additional of a third floor as outlined in the plans is a major change to the structure of the house in particular and the street in general.

Approving such a major renovation will only serve eradicate the character of what was an older, working-class neighbourhood of this city.

Moreover, although it has not been described in any of the planning documents on file, the effective doubling of living area and addition of a third story will undoubtedly involve a massive construction project, with multiple contractors and trades people working on the site over the course of several months. Needless to say, the impact on traffic in the area will be highly detrimental by reducing access to houses on the street and using up valuable parking spaces.

Speaking to the second point, there is already a significant shortage of parking availability on the northern blocks of MacDonell avenue. This parking shortage is worsened by construction vehicles parking on the street until the early evening, leaving little to no spaces for actual residents. With the mobilization of multiple contractors to the site and the use of construction vehicles for this house addition, this will make matters unbearable for hard-working residents of this area.

Unless the City of Toronto and the project sponsors can provide the residents of the area a detailed plan on how the negative impact to traffic flow and parking in this narrow street can be mitigated, I firmly believe that should this project be approved in its present form, it may create a great burden on residents and visitors accessing this area .

Sincerely,

Michael Jamal
Resident - 188 MacDonell Avenue

Objection Letter 4 – 169 Macdonell Ave

LATE

From: [David Knight](#)
To: [Jason Bragg](#)
Subject: Fwd: Minor Variance to 199 Macdonell Ave.
Date: May-15-19 12:52:30 PM

Mr. Bragg.

We have been notified of the intent by the owners of 199 Macdonell Ave. to have alterations made to their existing home. Although renovation and minor alterations are to be expected, this application goes far beyond a "Minor Variance".

We must strongly object to this proposal and would request that this application be denied. Following are our concerns:

- The request will significantly alter the layout of the property.
- The near doubling of the floor area goes far beyond the currently allowed footage. If the role of the Committee is to be satisfied that "the variance requested is minor" then that fact alone would invalidate the request.
- The encroachment on the existing allowances in regards to the property is unacceptable and would reduce the value of the property to the south. The idea of walking out into a backyard and seeing nothing to the north except the side of a neighbour's house to a height of 9.42m almost to the rear laneway would be an unacceptable sight.
- At a time when people of good conscience are concerned about the environment the proposed plan does not consider preserving green spaces and would encourage an environment where green space cannot thrive on neighbouring properties.
- Have infrastructure been adequately considered for the extensive proposed variance? The removal of the backyard will reduce the ability of water to be absorbed into the ground and in that area, there are already many drainage issues.
- This request sets a dangerous precedent that will alter and detract from the preservation of the heritage of this neighbourhood. This is a special neighbourhood which has stood for over 100 years and there is an architectural style which is predominant. This is not a cookie-cutter subdivision but a neighbourhood with history and character. To allow this application will alter the neighbourhood in a negative way and set a dangerous precedent. How long before developers start to alter other properties to the point where what attracted people to this area are gone.

Please do not hesitate to contact us to further discuss.

Sincerely,

David and Irene Knight

169 Macdonell Ave.

Toronto

Castlekeep169@gmail.com

647-292-5353

Objection Letter 5 – 194 Macdonell Ave

To TLAB (Toronto Local Appeals Board)

September 9, 2019

I am writing to object to the proposed change to 199 MacDonell Avenue which is the property directly across the street from our house located at 194 MacDonell Ave, Toronto, ON M6R 2A7.

My objections focus on the disruption to the historic context of houses along our street which will result if this proposal goes ahead.

Our house was built in 1891; we have lived here since 1981 when we purchased the house which was then a rooming house, in a "rough" neighbourhood of "Parkdale". Over the years we've restored our house, and garden, and we appreciate living in a neighbourhood of one-family houses, where the trend has been to keep the historic character of the houses, start and tend gardens, and retain the special qualities of this neighbourhood intact. Most residents favour a heavily-treed street and appreciate this pedestrian, bicycle, child, pet-friendly and slower-paced neighbourhood compared to the high-density urban core of downtown.

From the photos of our house one can see that we value what we have here, and we believe the proposed changes to the house across the street would be to the detriment of our neighbourhood by 1) changing the peaked roof profile characteristic of these Victorian houses, adding height to the roofline, 2) increasing the density greatly, and far beyond what current by-laws allow, and 3) decreasing the open land area available for lawn or garden in the backyard by putting a greater built footprint on the lot, and 4) setting — or continuing — a precedent of exceeding existing by-laws which were written with a view to retaining the original character and size of the neighbourhood. There may be fewer trees, bushes, and plants on this lot as a result because they are using more of the lot surface area for built work than soil; there may be drainage problems as well.

In fact, the proposed development almost doubles the volume of the existing house. The area of the new work is 1158 sq ft equivalent to about half the lot area of 2280 sq ft. Moreover, the gross floor area after the proposed additional will be 2399.88 sq ft or larger than the lot area of 2280.56 sq ft. Simply put, the house size will be too big for the lot size.

We will be looking directly across the street at a semi-detached house which has lost its peaked gable and has added height. It will look very different from its other half, so the result will be looking at two-mis-matched halves of a whole.

I hope that TLAB will consider my objections to this proposed alteration of the house at 199 MacDonell Avenue.

Sincerely,

Marianna Richardson
Owner, 194 MacDonell Avenue

Objection Letter 6 – 82 Fern Ave

199 Macdonell Ave

 DELETE  REPLY  REPLY ALL  FORWARD 



Martha Goodings <martha.goodings@sympatico.ca>

Mark as unread

Thu 18-Jul-2019 2:20 PM

To: Toronto Local Appeal Body;

I am writing, as the former resident of 192 Macdonell Ave., and current resident of 82 Fern Ave to request that the 4 exemptions requested by the owners of 199 Macdonell Ave not be granted.

My understanding is that the size of the house would be effectively doubled, and that adding so much built form, and diminishing so much of the ground available to allow for good drainage, would, I believe, cause problems for the houses around 199.

It would also alter the character of the street, which contains many historic homes, The current proposal would overshadow the homes already there. I am in favour of intensifying our neighbourhoods, (and have supported proposals such as the townhouses being built on Wabash), but not in this way, which does not increase the supply of housing, only the size of this particular house.

For these reasons, I do not feel that the current proposal for 199 Macdonell should be granted the exemptions requested.

Thank you for your consideration,

Martha Goodings

Sent from my iPhone

Objection Letter 7 – 32 Wright Ave

Joshua Pesce

From: Matthew Goodings <m_goodings@hotmail.com>
Sent: August 2, 2019 6:53 PM
To: Toronto Local Appeal Body
Subject: Letter of Objection, Case #1915826754504

Matthew Goodings
34 Wright Avenue
Toronto, Ontario
M6R 1K8

August 2, 2019

To Whom It May Concern:

My name is Matthew Goodings. I am the owner of 34 Wright Avenue, located just northwest of 199 Macdonell Avenue. It has recently come to my attention that the owners of 199 MacDonell Avenue are seeking to build a massive addition to their house into its backyard. Allowing houses to become monster homes in this way would transform the character of the neighbourhood for the worse. More significantly, as climate change gives us heavier and heavier storms, developments of this type will push more and more water onto adjacent properties and a sewer system that cannot cope with more water. I urge you therefore to reject this application.

Sincerely,

Matthew Goodings