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We, the residents of the neighbourhood oppose the rezoning of the lands municipally known as 481 Yonge Street.

1. The lands are already zoned for intensification (RM2) with Committee of Adjustment approval for 34 units. The proposed increase to 67 units would result in a residential density that far exceeds what is appropriate in this location and will not represent good planning.
2. The proposed development with such a significant increase in density, massing and height is out of character in this stable residential neighbourhood, and will result in:
  - a. Parking issues that will result in spill-over parking to quiet local neighbourhood streets;
  - b. The height of the building will cause loss of privacy and overlook for residents along Dixon Court, particularly arising from the change in elevation of approximately 3 metres (Yonge Street is approximately 3 metres higher than the houses on Dixon Court);
  - c. The development of these lands as proposed will set a dangerous precedent for future development along Yonge Street with no regard to the topography in this area.
  - d. The proposed development is not in character with nor harmonious with the existing residential neighbourhood and does not conform with the policies of the Official Plan.

Name	Address	Phone	Email address
<p>Petition included 52 signatures concerning an application for a rezoning of 481 Yonge Street. The petition was received on September 9, 2019.</p>			