

David Driedger
Office of the Committee of Adjustment
Toronto City Hall, 100 Queen Street West
Toronto, ON M5H 2N2
Fax: (416) 392-0580

March 1, 2009

Re: File Number A0174/09TEY
Feather Factory Lofts
2154 Dundas Street West, Toronto

Dear David Driedger:

I would like to make my opinions known on the above mentioned file, which comes before the Committee of Adjustment on March 4, 2009. I would like to object to the following variances requested:

1. Section 8(3) Part II 1(A)(II), By-law 438-86

The minimum required setback for windows of a dwelling unit from a lot line that is not a street line or from a wall of a building is 5.5 m. The altered five-storey building will be located 1.975 m from the west lot line.

This variance if approved would pose a significant fire risk to abutting properties.

2. Section 4(12), By-law 438-86

A minimum of 86 m² of indoor residential amenity space and 86 m² of outdoor residential amenity space are required. In this case, 39.0 m² of indoor residential amenity space will be provide and 30.97 m² of outdoor amenity space will be provided.

This variance if approved would significantly diminish the quality of life of the inhabitants and would not provide sufficient space for the condominium board to meet and provide support and leadership for the residents of the development.

Although the committee will be requested to review only the two variances outlined above, it is important that the Committee of Adjustment understand the context of the property. Currently there is no provision for on site parking, which will impact the local neighbourhood significantly. The Feather Factory Lofts has applied for Heritage Designation for the property, which would exempt the development from parking requirements. However, this Heritage Designation has yet to be passed by City Council, and therefore a variance to exempt the property from parking requirements should be included with this application and reviewed by the Committee of Adjustment.

Sincerely;

Peter Fleming
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