

Kristopher Elson and Amanda Farquharson

Dear Committee of Adjustment,

We were disappointed to learn of the proposal for 267 Dumfries Ave. As you know, the community adamantly opposed the lot severing of 257 Dumfries Ave., which was for the same purpose, by the same investors. We thank the Committee of Adjustment for hearing and supporting us in 2021.

We were also surprised to hear of a repeat application, as it does not seem as though the applicants completed the construction at the now 257/259 Dumfries Ave. For example, there are wires hanging out of the side of the house and there are building materials in the driveway. The blue bins are kept outside all of the time as the upper occupants do not have any enclosed space for waste.

The construction process was extremely invasive for residents of the street. Aside from being loud and dirty, it prevented guests and couriers from reaching us, many times without notice. Some people were even blocked in their driveways. We contended with strangers congregating right outside our homes for months and had to clean up their cigarette butts from our properties.

The project at 257 Dumfries Ave was also not built as proposed. For example the Committee of Adjustment was told in 2021 that the driveways would be single car wide however they are 2 cars wide. Still that appears not to be enough as there are resident and visitor cars parked on the street 24 hours a day, which is a nuisance and hazard for residents. As 2 buildings, 4 families and 4 cars are crammed onto what should be a single family lot, there is virtually no yard. Instead it is all gravel as the driveways were never paved.

As predicted and supported by the Committee of Adjustment in 2021, the towering dwellings at 257/259 Dumfries Ave do not fit with the existing character of the neighborhood. Instead they have the grey, monotone and depressing feel of the Eastern Bloc. The rest of the street is comprised largely of custom 50's bungalows with uniform wide lots. The applicant did state to the Committee of Adjustment last time that their dwellings would fit with the character of the neighbourhood, and I cannot identify any way in which this is true.

The property at 267 Dumfries Ave., has been unkempt since the real estate deal closed. There are weeds in the driveway as high as 1 meter and the landscaping is akin to the yard of an abandoned property. This demonstrates the applicant's lack of commitment to the character and condition of our neighbourhood, as well as respect for the current residents.

As everyone knows, the previous owner would never have agreed to the sale of the property to the applicants if she had known and the community members are collectively saddened that she was able to be taken advantage of this way.

The community support for the speed bumps that have recently been built, demonstrate a unanimous desire for a quieter neighbourhood, not a denser more populous one as the applicant continues to plan for us.

We learned last time that the democratic process the Committee of Adjustment strives for, is not mirrored by the Ontario Land Tribunal where an outcome can be purchased. It therefore felt almost fruitless to speak up today, knowing the same sequence of events would doubtlessly occur. Still, the facts presented here are true and the community continues to oppose change of this nature. Some people have even left because of it.

Once again we ask that the applicants consider making an investment of the existing dwelling, or at minimum a new dwelling that is one story and fits with the character of the neighbourhood. We hope the Committee of Adjustment will once again support the voices and interest of our community.

Sincerely,

Amanda Farquharson and Kristopher Elson