

REQUIRES MOTION TO INTRODUCE



 **TORONTO**

Councillor Joe Mihevc

Toronto City Council
St. Paul's West
Ward 21

TE 14.71

MEMO

TO: Toronto East York Community Council

FROM: Councillor Joe Mihevc

RE: **Request for City Legal and City Planning staff to attend OMB hearing regarding 106 Wychwood Park**

DATE: April 7th, 2008

On February 27th, 2008, Toronto East York Committee of Adjustment considered an application to sever 106 Wychwood Park into two separate lots for the purpose of building two homes on the property. Wychwood Park, as you may know, is an area which is protected by the Wychwood Park Heritage Conservation District, as approved by the former City of Toronto Council in May 1994.

In their letter recommending refusal, Heritage Preservation Services staff indicated that the proposed form and density of the proposal would not be consistent with the intent of the Heritage Conservation District By-law as described in the Revised District Plan as approved by City Council on May 1994. Heritage staff have concluded that the proposal would have a negative impact on the character of Wychwood Park and does not conform with the Heritage Conservation District Plan.

In Planning staff's letter recommending refusal, staff indicated the proposed two detached dwellings are not in keeping with the Neighbourhoods policies of the City's Official Plan. As for the variances requested, it is Planning staff's opinion that the cumulative impacts generated by all proposed variances are not minor as they negatively affect the neighbourhood streetscape and character.

Given City staff's unanimous position in recommending refusal of the consent and proposed variances and the decision by the Toronto East York Committee of Adjustment to refuse the application, I request Toronto East York Community Council to recommend to Toronto City Council to authorize City Legal and City Planning to attend the forthcoming Ontario municipal Board hearing to defend the decision and the unique character of the area.

Sincerely,

Councillor Joe Mihevc
Ward 21, St. Paul's West