

November 5, 2009

To: Chair and Members of the Toronto East York Community Council

Re: 12 R Dewson Street (A0639/09TEY) Committee of Adjustment Decision

RECOMMENDATION: That the City Solicitor and Chief Planner and Executive Director of Planning, appeal the Committee of Adjustment decision of November 4, 2009 regarding 12 R Dewson Street (A0639/09TEY) to the Ontario Municipal Board (OMB).

As Councillor for the area, I am writing with regard to the Committee of Adjustment decision to refuse application #A0639/09TEY (12 R Dewson Street) on November 4, 2009.

The variance requested was to construct a one-storey accessory structure (detached garage) on the existing vacant site. It is my belief that Committee of Adjustment decision to refuse this variance is not in the best interests of the community and neighbouring residents. This is an unusual situation as this stranded piece of land is disconnected from any other uses such as a residence or a commercial property. For many years it has been used as a storage area by its owners, a practice but that has created an untenable situation for the neighbours directly affected by this usage.

Previous plans to develop this site were created without consultation with the community, my office, or the City and were, consequently, inappropriate developments and, thus, refused by City Planning and the Committee of Adjustment. However, this time around, after repeated complaints from residents and contact from the owner, I hosted three community meetings where a site plan acceptable to the owner and affected residents was established. As a result, City Planning wrote to the Committee in support of the variance.

It is unclear upon which planning principles the Committee dismissed a City of Toronto Community Planning opinion that was so carefully arrived at and with such effort and collaboration from the affected neighbours. In order to mitigate the negative effects of this surprising decision by the Committee, I strongly recommend that the City Solicitor and Planning appeal this Committee of Adjustment decision to the OMB.

Sincerely,

Joe Pantalone
Deputy Mayor
City of Toronto
JP/Shared/Sonia/StreetFiles

cc: Applicant
Interested Persons
Lynda Macdonald, Manager, South District, Community Planning