

City Councillor – Ward 17 • Davenport

June 18, 2010

Chair and Members of the
Etobicoke York Community Council

Dear Chair and Members:

On May 20, 2010, the Etobicoke York Committee of Adjustment voted to refuse the application for 257 and 259 Oakwood Avenue. A similar application was deferred by the Etobicoke York Committee of Adjustment on January 21, 2010. Now the owner, James Alberto Oh, of this property has appealed the May 20th refusal to the Ontario Municipal Board.

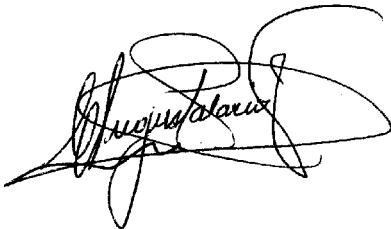
The owner of 257 Oakwood has illegally converted this property into multiple residential units. The 'house behind a house' has absolutely no landscaping or open space and has been rejected by our Planning Department. The same owner's application for 259 Oakwood over intensifies the site and was also rejected by our Planning Department.

The local community strongly opposed this application. A lengthy petition has been received by the City from local residents that outlines their belief that this development is not compatible with the character of the neighbourhood and would set a dangerous precedent of 'a house behind a house'. This kind of proposal would destroy the character of this local neighbourhood and no one supports illegal conversions, and residents living without the amenities enjoyed by others in the community.

RECOMMENDATIONS:

That City Council uphold the Etobicoke York Committee of Adjustment decision and attend the Ontario Municipal Board hearing for Variance A331/09EYK and A332/09K and that representatives from the City's Planning and Legal Departments attend this hearing and act on behalf of the City.

Yours truly,



Cesar Palacio, Councillor
Ward 17, Davenport

