TORONTO

Councillor Josh Matlow

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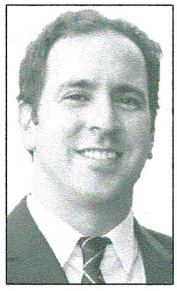

February 8, 2011

TO: **Chair & Members, Committee of Adjustment – Toronto and East York**

FROM: **Councillor Josh Matlow**

RE: **110 Heath St West – File # A00826/10TEY, A0827/10TEY, B0099/10TEY**
February 9 2011 – To be heard at 3:00pm

I am writing to respectfully request that your committee refuse the application for variances for 110 Heath Street West. The developer for this property proposes to demolish the existing detached dwelling, to severe the lot, and build two new three-storey semi-detached dwellings each with integral garages below grade.

I strongly oppose this proposal as I feel it represents a significant overdevelopment of the property, and if approved would have a detrimental impact not only on the immediately neighbouring residents, but also on the neighbourhood as a whole.

The developer is looking for relief from several standards set out in the local zoning bylaw in order to build two homes that are taller, wider and longer then what is permitted for the lot. In fact this proposal requires several variances for each of the homes to allow for lot frontages that are more than 50% below minimum standards; the inclusion of integral garages with substandard lot frontages, a first floor that is well beyond the permitted height above grade, a rear uncovered platform that extends well beyond and above what is permitted, and other variances for the overall building height, depth and minimal landscaping at the front of the property.

These variances considered as a whole cannot be considered minor especially when put into the context the neighbouring properties and community.

As the local City Councillor, I have been approached by several residents in the area, who have expressed their concerns to me regarding this application. They have argued that this particular proposal that includes integral garages and paved front yards is not consistent with this stretch of Heath Street that predominately features larger homes on large lots, with grassed and treed front lawns. I have also heard concerns about the higher and longer building with a rear decks create issues of privacy, shadowing and large blank walls that face neighbouring properties.

Finally, this proposal calls for the removal of two mature, and according to the City's forestry department, healthy trees. My office has confirmed with city staff, that particularly the private tree abutting 108 Heath at the

rear of the property is not in declining health, and without any interference could easily remain healthy for at least 30 years.

I very much appreciate the Committee of Adjustment considering the impact this application will have on the neighbourhood, and to my concerns as the local Councillor. It is the neighbourhood that provides the context for this proposal. While I understand the developers desire to maximize what is allowable under the current zoning bylaw, for not only this, but future applications, I would respectfully submit that what is before you today is clearly too much. I therefore request that the committee refuse the variances requested for 110 Heath Street West.

Sincerely,

Josh Matlow
Toronto City Councillor
Ward 22 – St. Paul's