

# MEMO

TO: Toronto & East York Community Council

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

RE: 32 Glenayr Road – Ontario Municipal Board hearing

DATE: November 23, 2010

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## **SUMMARY:**

The Toronto and East York Committee of Adjustment (C of A) refused an application for variances regarding 32 Glenayr Road. The owner of 32 Glenayr Road has appealed the C of A decision to the Ontario Municipal Board and a hearing date has been set for January 10, 2011. The C of A's decision notice is attached.

The density of the proposed building – .84 times the area of the lot (.35 is permitted) – is simply far too great, well above other densities in the neighbourhood, and would set a dangerous precedent should it be approved. The issue of “Monster Homes” is becoming increasingly concerning to residents and myself as these types of applications are being made more frequently in this neighbourhood. The increasing pressure by developers to build massive homes with little to no lot setbacks and increased height is slowly eroding the character of these neighbourhoods.

I believe the C of A made the right decision in rejecting the application. The density and impacts on neighbours are out of line with character of the Forest Hill neighbourhood.

## **RECOMMENDATIONS:**

1. That Council authorize the City Solicitor to hire outside planning staff to uphold the Committee of Adjustment refusal regarding the 32 Glenayr Road application at the Ontario Municipal Board hearing.

Sincerely,

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