

MEMO

TO: Toronto & East York Community Council

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

RE: 310 Rosemary Road – Ontario Municipal Board hearing

DATE: November 23, 2010

SUMMARY:

The Toronto and East York Committee of Adjustment (C of A) refused an application for variances regarding 310 Rosemary Road. Community Planning also wrote to the C of A in opposition to the application. The owner of 310 Rosemary Road has appealed the C of A decision to the Ontario Municipal Board and a hearing date has been set tentatively for January 19, 2011. The C of A's decision notice and Community Planning's letter of opposition to this application are attached.

The 310 Rosemary Road application presents many concerns because of the 10 variances requested, including a below grade reverse slope driveway, which are consistently opposed by the city, increase height, setbacks and an increase of floor space index from .6 to .825 times the area of the lot. The proposed building will be out of keeping with the surrounding established neighbourhood. This proposal is part of an increasing trend to build "Monster Homes" that is slowly eroding the character of the neighbourhood.

RECOMMENDATIONS:

1. That Council authorize the City Solicitor and relevant Community Planning staff to uphold the Committee of Adjustment refusal and Community Planning's position regarding the 310 Rosemary Road application at the Ontario Municipal Board hearing.

Sincerely,

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