

MOTION

10 Elderwood Drive, OMB Appeal – Authority to Attend

Moved by: Councillor Mihevc

SUMMARY:

On December 1, 2010, the Toronto and East York panel of the Committee of Adjustment refused an application for 10 Elderwood Drive in Ward 21. This Motion is made to authorize the City Solicitor to attend the OMB hearing to oppose the appeal and uphold the Committee of Adjustment's decision. While the applicant has appealed the Committee of Adjustment decision, no date has yet been set at the OMB.

I am concerned about this proposed development on a number of grounds, including the request for a substantial density variance (.851 times the area of the lot, where .6 is permitted) and the severe shadow and light reduction impacts for the neighbours to the east and west of this proposal. I especially oppose the side yard setback variance as it drives up the density and causes these negative impacts on the neighbours.

I am also concerned that the scale of the proposed building will be out of keeping with the smaller unique homes on this street. To date there have been no "Monster Homes" built on Elderwood Drive and the street has maintained its "micro neighbourhood" character featuring unique homes on lots with an abundance of greenspace and trees visible to the street. Allowing a "Monster Home" on Elderwood would set a dangerous precedent and begin the process of eroding the character of this street.

Further, and equally important, the issue of "Monster Homes" is becoming increasingly concerning to residents in the greater Forest Hill area and to me, as these types of applications are being made more frequently. The increasing pressure by applicants to build massive homes with high GFAs, little to no lot setbacks and substantial bulk and height is slowly eroding the charm and character of this neighbourhood. In an effort to approach these types of applications more systematically, residents and my office are embarking on a planning exercise with City Planning Staff that will hopefully lead to the development of new community standards with respect to GFA, height, setbacks and alike.

RECOMMENDATIONS:

1. To authorize the City Solicitor to attend the OMB hearing when a date is scheduled and hire an outside planner in support of the refusal of the variances regarding 10 Elderwood Drive.