

# MEMO

TO: Toronto & East York Community Council

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

RE: 220 Rosemary Road– Ontario Municipal Board hearing

DATE: August 24, 2011

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## **RECOMMENDATIONS:**

That City Council authorize the City Solicitor and Community Planning to attend and hire independent planning consultants, if necessary, to uphold the Committee of Adjustment refusal regarding the 220 Rosemary Road application at the Ontario Municipal Board hearing when it is scheduled.

## **SUMMARY:**

The Toronto and East York panel of the Committee of Adjustment (C of A) refused an application for variances at 220 Rosemary Road, and the owner of the property is expected to appeal this decision to the Ontario Municipal Board. The C of A's decision notice is attached.

The applicant plans to build a new three-storey detached dwelling (with integral garage) on a quiet residential street dominated by detached single-family homes. The size and location of this proposed development is out of character with the neighbourhood.

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 neighbourhood. The applicant's proposal is simply too large for the site.

Sincerely,

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