MEMO

TO: Toronto & East York Community Council

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

RE: 414 Vesta Drive – Authority to attend an Ontario Municipal Board Hearing

DATE: August 21, 2012

SUMMARY:

On July 11, 2012, the Toronto and East York panel of the Committee of Adjustment (C of A) refused an application for variances at 414 Vesta Drive (Application # A0380/12TEY), and the applicant appealed this decision to the Ontario Municipal Board. The hearing date has not yet been scheduled. The C of A’s decision notice is attached.

In my opinion, the C of A made the right decision in rejecting the application. I am very concerned that the combined results of the numerous variances would significantly and negatively impact the neighbourhood and immediate neighbours. I believe this application is simply unacceptable.

The request for a substantial density variance (0.8 times the area of the lot, where 0.6 is allowed), extremely small side yard setbacks and rear yard setback, which I believe are strong indicators of overdevelopment, and extended driveway and front walkway widths are all reasons why I oppose this proposal.

The West Forest Hill neighbourhood is facing significant development pressures because of an increasing number of overdevelopment applications. The resulting houses being built by developers/owners are slowly eroding the character of the streets in this neighbourhood and are having significant negative impacts on immediate neighbours.

After a year of working with the community and Community Planning staff to find solutions to the intense development pressures in this area, City Council at its May 8 and 9, 2012, meeting adopted a Community Planning report and passed a by-law revising the GFA for this area (I should note that the City is currently fighting an appeal of this new bylaw). The report recommended that the GFA in this area be increased from 0.60 to 0.65, which is a more realistic and appropriate density number. I would like future applications in this area to be more in keeping with this new and appropriate density number.
RECOMMENDATION:

1. City Council authorize the City Solicitor to attend the Ontario Municipal Board appeal hearing in Application # A0380/12TEY regarding 414 Vesta Drive to support the Committee of Adjustment’s decision regarding refusing the variances and to retain outside consultants as necessary.

Sincerely,

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