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**November 13, 2012**

TO: Chair & Members, Committee of Adjustment – Toronto & East York

FROM: Councillor Josh Matlow

**RE: 204 Balmoral Avenue
Files A0438/12TEY, A0437/12TEY and B0047/12TEY
Hearing Date – November 14, 2012**

I am writing in my capacity as local City Councillor for the area, to respectfully request your committee refuse the application for variances and consent with regards to the above noted files.

These applications had previously been before your committee on August 8, 2012. The owners at that time had agreed to a request from my office to seek a deferral to allow for an opportunity to work with the neighbourhood to address some concerns with this application.

My office subsequently hosted a meeting, and I was personally very appreciative of the applicants willingness to have a open and honest discussion with the immediate neighbours. Unfortunately, while some minor alterations have been to this application, there still remain some serious concerns with this application.

I understand the landowners at 246 Poplar Plains Road; 206 Balmoral Avenue; 241 poplar Plains Road; and, 248 Poplar Plains have retained a planning consultant to present their concerns with the your committee directly.

I share the concerns of the local residents with regards to these applications. If the severance and subsequent variances are approved, it would present a significant change to the area. In 2000 consent was granted to create an additional lot at 204 Balmoral Avenue, and no variances to lot frontage were required. While consent was granted to previous owners, no new dwellings have been built on the conveyed lot. The application for consent before you today is to allow a third lot from the original property, that to this day has only one dwelling.

While I appreciate the applicants attempt to respect the local architecture and design of the area, I do not believe that this proposal is consistent with the character of the neighbourhood with respect to

the lot size and frontages for the area. The greater preponderance of lots in the area meets the minimum lot frontage for the area as set out in the current zoning bylaw.

Given that there has already been a severance at this property, and where an additional severance will create a third substandard lot, I respectfully request your committee to refuse this application before you today.

Sincerely,

Josh Matlow
Toronto City Councillor
Ward 22- St. Paul's