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**May 21, 2013**

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

FROM: Councillor Josh Matlow

**RE: 48 Oriole Gardens
File Numbers, A0568/12TEY, A0567/TEY and B0058/12TEY
Hearing Date – May 22, 2013**

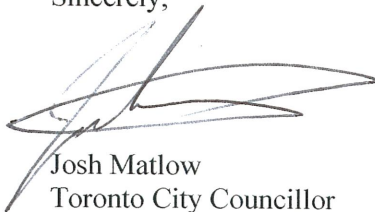
I am writing to respectfully request your committee refuse the request for consent and variances before you today for 48 Oriole Gardens.

I have heard from several local residents who are extremely concerned about this proposal. I share their view, and the view of the planning department that this current proposal does not meet the intent of the Official Plan or Zoning By-law and does not fit within the existing character of the neighbourhood

The existing streetscape along Oriole Gardens is consistent with regards to lot frontages, where according to City Planning Staff; all meet the required minimum frontages of 9m. With the requested severance, this proposal would produce lot frontages of 7.01m for each property. I am concerned that this would set a very poor precedence for further applications with substandard lot frontages and would be a marked changed from the existing character of the neighbourhood.

This application for consent and minor variances was previously before your committee back in November 2012. At the request of the applicants it was deferred so they could address some of the concerns raised by the planning department, local residents and our office. As a result of the revisions, some of the previous variances have been eliminated. In my November 13, 2012 letter to your committee I advised that regardless of any proposed revisions to reduce the number of variances, the main concern with the application is the request for consent. As the request for consent remains a part of this application, for the reasons outlined above, I respectfully request that you refuse this application.

Sincerely,



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