



Karen Stintz
Councillor - Ward 16, Eglinton Lawrence

May 22, 2013

Via Facsimile: 416-395-7200

Chair and Members of the Committee of Adjustment, North York District
North York Civic Centre,
5100 Yonge Street,
Toronto, Ontario M2N 5V7

Re: Committee of Adjustment Hearing - May 23, 2013
File # A258/13NY - 8 Forest Wood

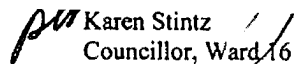
I have reviewed the above application to permit the construction of new three-storey detached dwelling with an integral garage. The existing dwelling would be demolished.

My office has received correspondence and telephone calls from the residents adjacent to the property who have communicated their very strong opposition regarding the mass and scale of the proposed house and the loss of sightlines, sunlight and overlook from such a large house.

I have reviewed and support the recommendations in the Staff Report. Both the area residents and planning staff have clearly stated that "the fact that the subject site is smaller than some other lots in the area should not be a reason to seek variances for the majority of performance standards with respect to building footprint and size." The Committee has approved lot coverage variances of 36% - 37% where the maximum under the by-law is 35%. Planning Staff are of the opinion that the increase in length, number of storeys and lot coverage, as well as the reduction in setbacks on all sides of the dwelling results in an overdevelopment of the site. They are recommending a reduction in Variances #2 (coverage) and #7 (length) and increase in Variances #3 (front setback) and #6 (rear setback).

When making your decision I ask that you consider reducing the lot coverage, the building length and increasing the front and rear yard setbacks to reduce the cumulative impact of the proposed dwelling and respect and reinforce the look of this very distinctive area of my Ward.

Sincerely,

 Karen Stintz
Councillor, Ward 16

