Councillor Josh Matlow

Ward 22, St. Paul's
City Hall, 100 Queen Street West
2nd Floor, Suite B26
Toronto, Ontario M5H 2N2

Tel: 416-392-7906
Fax: 416-392-0124
councillor_matlow@toronto.ca
www.joshmatlow.ca



July 18th 2014

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

FROM: **Councillor Josh Matlow**

RE: **425 Belsize Drive**
File Number A0569/14TEY
To be heard on July 23rd.

I am writing to respectfully request your committee refuse the request for variances before you today for 425 Belsize Drive. The applicant is proposing to build a new two storey detached home with a rear second floor deck and integral garage at the front of the home. The applicant requires variances to allow a gross floor area of 0.74 times the area of the lot where 0.6 is permitted, a height of 9.5m where 9.0m is permitted, the first floor of 2.59m above grade where 1.2m is permitted, a rear platform of 2.69m above grade where 1.2m is permitted and the height of all side exterior walls of 8.2m where 7m is permitted.

I have enclosed correspondence that I have received from the local ratepayers association, expressing concerns about the impact this particular design of home have on the neighbourhood. Specifically, the concern is with the at grade garage that dominates the frontage of the home. The main floor is elevated well above grade, and none of the space below the first floor is considered liveable, and do not factor into gross floor area calculations. A two storey home with an integral garage is much larger, and higher than the existing traditional form of the two storey homes that have existed for many decades in the neighbourhood. These homes do not have direct access from the main floor to their backyards, and in most cases have platforms well above grade that overlook on their neighbours' properties.

I share the concerns of the South Eglinton Ratepayers and Residents Association (SERRA), and the Federation of North Toronto Residents Association (FONTRA) with this design of home, and will be working with planning staff to address these concerns. In the interim, I respectfully request your committee carefully consider the impacts these minor variance requests (additional height, gross floor area and raised platforms) have on the neighbourhood when your review these proposals.

Within the last few months there have been several similar applications in this neighbourhood before the Committee of Adjustment, which have been refused by your committee. This includes, 277 Belsize Drive, 297 Manor Road East and 358 Manor Road East. The variances requested for 425 Belsize Drive are nearly identical to the applications listed above.

With regards to this particular application, I have heard from residents in the immediate vicinity of 425 Belsize Drive, who are concerned about the very impacts highlighted by this design of home, who have also presented a petition with over 30 residents that also share their concerns. I share their opinion that the requested variances will have an undesirable impact on the neighbourhood and request that you refuse this application.

Sincerely,



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