ATTACHMENT 1

TORONTO

Councillor Josh Matlow

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October 8, 2013

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

FROM: **Councillor Josh Matlow**

RE: **157 Forest Hill Road & 17 Hillholm Road**
Files B0024/13YE, B0025/13TEY, A00260/13TEY & A0261/13TEY
Hearing Date – October 9, 2013

As the local City Councillor, I am writing to respectfully request that your committee refuse the application for variances and consent with regards to the above noted files.

The applicant proposes to sever the rear portion of the existing lot at 17 Hillholm Road with the new parcels of land both fronting on to Forest Hill Road. The existing home at 17 Hillholm, would be replaced by two new two storey detached dwellings, fronting on Forest Hill Road.

This application was originally scheduled to appear before this committee the past June. At that time I had requested that the item be deferred, to provide for an opportunity for the applicant and local residents to meet and discuss the concerns that had been raised by the community. While there have been some amendments to the original proposal was an open and respectful discussion, it did not leave to an agreeable resolution satisfactory to both the applicant and area residents.

I have heard from many residents on Hillholm Avenue and Forest Hill Road who are extremely worried about the impact this proposal will have on the existing character of the neighbourhood. I have heard specific concerns that changing the lot direction changes the aesthetic context of Hillholm Road, that there is overbuilding on the back of both proposed lots and as well as the visual impact of two new front facades on Forest Hill Road, each with substandard lot frontages. The applicant is also asking for several variances, including gross floor areas for each proposed dwelling that are double the permitted density for the street. As the local City Councillor, I share the concerns of the local residents that this application is not consistent with the existing character of the neighbourhood.

For the reasons outlined above, I respectfully request that your committee refuse the application for variances and severance for this property.

Sincerely,

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