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**July 7, 2015**

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

**FROM: Councillor Josh Matlow**

**RE: 426 Roehampton Avenue  
File Number A0273/15TEY  
To be heard on July 8, 2015**

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I am writing to respectfully request that your committee refuse the request for variances before you today for 426 Roehampton Avenue. The applicant is seeking relief from provisions of the existing zoning bylaws for the area to build a new two-storey detached dwelling with an integral garage. The applicant requires relief from provisions of the local zoning bylaws for building height and permitted gross floor area.

I have heard from several area residents on both Roehampton Avenue and Fairfield Road who are concerned with the impact this proposal will have on the character and stability of the neighbourhood. In particular this proposed development is much larger than the vast majority of homes on the street, where the prevailing character are one or two storey homes, without integral garages that adhere to both the height and density provisions of the zoning bylaw.

The residents of Fairfield Road have expressed concerns that Roehampton is already on a higher grade, and the additional height requested will impact their reasonable expectation to privacy within their backyards.

If approved, this proposal could lead to further applications with similar height and density requests on this street, creating a negative precedent that will impact the stability of the neighbourhood.

I share these concerns, and as the local councillor, I respectfully request that you refuse the application before you today

Sincerely,



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