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**August 18, 2015**

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

**FROM: Councillor Josh Matlow**

**RE: 585 Hillsdale Ave East**  
**File Numbers B0051/15TEY, A0669/15TEY and A0670/15TEY**  
**To be heard on August 19, 2015**

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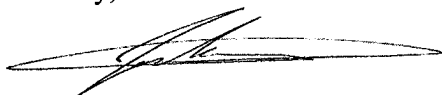
I am writing to respectfully request that your committee refuse the request for consent and for variances before you today for 585 Hillsdale Avenue. The applicant is seeking relief from provisions of the existing zoning bylaws to sever the existing lot for the area to build a new three-storey detached dwelling with an integral garage on each of the severed lots.

The variances requested for file number A0669/15TEY are with respect to: maximum permitted height of all front exterior main walls; maximum height of all rear exterior main walls, maximum height of all side exterior main walls, maximum permitted building depth, maximum permitted gross floor area, minimum required side yard setback, minimum permitted lot frontage to allow vehicles entrances through the front main wall, minimum required front yard landscaping, minimum required distance to an adjacent building that contains openings.

The variances requested for file number A0670/15TEY are with respect to minimum required side yard setback, maximum permitted height of all front exterior main walls; maximum height of all rear exterior main walls, maximum height of all side exterior main walls, maximum permitted building depth, maximum permitted gross floor area.

We have heard from the local ratepayers association (SERRA) and have received a letter signed by over 50 residents in the immediate area who have some serious concerns with this proposal. They will be making a presentation to your committee that demonstrates the proposed dwellings are too large, and will have a negative impact on the character and stability of the neighbourhood. As the local City Councillor for the area, I share these concerns, and request that you refuse the applications for this property before you today.

Sincerely,



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