

Ward 22, St. Paul's

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December 1, 2014

Toronto and East York Community Council
100 Queen St W
Toronto M5H 2N2
Dear Chair and Members,

NEW BUSINESS: Ontario Municipal Board Hearing – 67 and 71 Heath Street West

An application for minor variances and consent for severance related to 67 and 71 Heath Street West was approved by the Toronto and East York Panel of the Committee of Adjustment on August 20 2014. The applicant proposed the demolition of the existing homes at 67 and 71 Heath Street West to build three new townhouses with integral garages.

The Deer Park Residents Group has appealed this decision to the Ontario Municipal Board. The board has scheduled a hearing for January 21, 2015.

Residents have raised significant concerns about the impact the applicant's proposal will have on the stability of the neighbourhood. These concerns relate to the impact the substandard lot sizes with integral garages will have on the streetscape, and the loss of light, views and privacy in relation to the additional height and length of homes. I share the concerns raised by the residents, and appeared at the Committee of Adjustment panel to request that this application be refused.

RECOMMENDATIONS:

1. That the City Council authorize the City Solicitor and any appropriate staff be to attend all proceedings related to this application for 67 and 71 Heath Street West before the Ontario Municipal Board in opposition to the Committee of Adjustment's decision to approve this application for variances and consent and to hire outside consultants if required to support City Council's position.

Regards,

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