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March 7th 2017

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

FROM: Councillor Josh Matlow

**RE: 27 Oriole Gardens
File Number A0155/16TEY
Hearing Date – March 8th 2017**

RECEIVED

By Committee of Adjustment at 8:45 am, Mar 08, 2017

I am writing to respectfully request that your committee refuse the request for variances before you today for 27 Oriole Gardens. The applicant is seeking relief from the provisions of the local zoning bylaw to construct a new two storey detached dwelling with a rear second floor balcony.

In order to proceed with this proposal the applicant has requested relief from the provisions of the local Zoning Bylaws with respect to: maximum permitted gross floor area and maximum permitted driveway width.

This application had previously been at the Committee of Adjustment on May 4th 2016. At that time it was deferred to allow for an opportunity for all parties to meet with the goal of resolving the concerns the community had with this application. I did host a meeting with the applicant and some representatives from the community, but unfortunately a resolution agreeable to all was not achieved.

I have heard from many residents in the immediate area who are concerned that this application is not in keeping with the existing character of the street. Specifically they have suggested that the proposed massing will be overwhelming for the street. As referenced by several residents in their submissions to your committee, a recent OMB decision for an application at 48 Oriole Gardens defined this street as a neighbourhood.

As the local councillor for the area, I share the concerns raised by the community and respectfully request that this application be refused.

Sincerely,



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