

20 Superior Avenue, Etobicoke, ON M8V 2M6
Email: moulderpeggy@gmail.com

March 13, 2014

Committee of Adjustment
Etobicoke York District
2 Civic Centre Court
Toronto, ON M9C 5A3

Attn: Ms. Susanne Pringle, Manager & Deputy Secretary Treasurer
Ms. Annalisa Morra, Application Technician

Dear Members of the Committee of Adjustment:

Re: Consents (Severances) & Minor Variance Applications
B83/13EYK and A609/13EYK – 6 Shamrock Ave
B85/13EYK and A611/13EYK – 82 27TH Street
B80/13EYK and A534/13EYK – 67 30TH Street
B76/13EYK and A563/13EYK – 206 Aldercrest Rd

With reference to the above applications, it is noted the objective in each case is to sever land into two lots resulting in densities that are too high:

6 Shamrock

The maximum permitted floor space index is 0.35 times lot area (121.9 sm).
The proposed dwelling will have a floor space index of 0.64 times lot area (223.3 sm).

This represents an increase of 83% and is not a minor variance (of approximately 10%).

82 27TH Street

The maximum permitted floor space index is 0.35 times the lot area (121.7 sm).
The new dwelling will have a floor space index of 0.64 times the lot area (223.1 sm)

This also represents an increase in the floor space index of 83% and is not a minor variance.

67 30TH Street

The maximum permitted floor space index is 0.35 times the lot area (109.6 sm).
The new dwelling will have a floor space index of 0.77 times the lot area (242.5 sm).

This represents an increase of 120% and is not a minor variance (of approximately 10%).

206 Aldercrest Rd

The maximum permitted gross floor area is 0.45 times the lot area (134.7 sm); or the maximum permitted gross floor area is 0.4 times the lot area (119.8 sm).
The proposed dwelling will have a gross floor area of 0.67 times the lot area (201.2 sm).

This represents an increase in floor space index of 49% to 68% and is not a minor variance.

In addition, the designs of the proposed buildings for these newly severed lots do not appear to reinforce neighbourhood character as required by the Toronto Official Plan.

It is kindly requested that the Committee of Adjustment refer the applications back to each applicant advising them to consult with the communities and identify changes that can be made to bring the applications in line with size and design for new buildings and construction that is acceptable for those particular communities.

Thank you for your consideration.

Sincerely,

(signed)

Peggy Moulder