

85 ORIOLE ROAD AND 99 LONSDALE ROAD DEVELOPMENT NEWS

October 11, 2002

Dear Residents of Deer Park,

I am writing to provide you with an update regarding the proposed re-development at the south-east corner of Oriole Road and Lonsdale Road. Many of you are aware that a developer has bought this property and intends to demolish the existing house and replace it with 7 townhouses. On August 8, 2002 the Midtown Panel of the Committee of Adjustment refused the applications for consent to sever the property into 7 parcels of land and for minor variances to allow for the construction of the 7 proposed townhouses.

Many local residents and I appeared before the Committee of Adjustment on August 8, 2002. The members of the Committee of Adjustment heard our collective arguments and voted unanimously to refuse the developer's application. As anticipated, since that victorious day at the Committee of Adjustment there have been several new developments with regards to this matter.

Firstly, the developer has made applications to the City for an Official Plan Amendment and a Re-Zoning to permit the proposed townhouses. At the same time, they have appealed to the Ontario Municipal Board (OMB) the refusal by the Committee of Adjustment. The O.M.B. Case Number is PL020810. I have already met with City planning staff to discuss their response to the Appeal and to the Application for a Re-Zoning and Official Plan Amendment. City Planners expect to table a report at the Midtown Community Council meeting on November 12, 2002 regarding these applications. I would caution residents that City Planners do agree that some intensification of the current use of the site is feasible.

At this time I would like to ask all residents to send a letter to the addresses listed on the back of this letter, urging Midtown Community Council and City Council to refuse the Developer's application and to uphold the democratically approved Official Plans and Zoning By-laws that exist today. Corner lots in the Deer Park area and other stable neighbourhoods continue to be threatened by this kind of speculative over-development.

I will be in touch with residents when more information becomes available.

Yours sincerely,

Michael Walker
Councillor - St. Paul's