



IDENTIFYING, ADVOCATING AND ACTING ON NEIGHBOURHOOD CONCERNS
IN ORDER TO ENHANCE MOORE PARK.

April 30, 2014

Dear MPRA Member,

We are writing to you to let you know about an appeal to the OMB that could have a significant effect on Moore Park and to request your support.

A few months ago, a developer purchased a house at 139 Glenrose Ave, between Welland and Mount Pleasant and made an application to the Committee of Adjustment (COA) to demolish the house and divide the 50ft lot into two lots to build two three-story townhouses, each with a 25ft frontage. We were very concerned about this because the minimum frontage in this area and much of Moore Park is 40ft. If this appeal were successful, it would likely act as a precedent for so many of the 50ft lots in Moore Park and we could see a rapid transformation as the developers push through further such severances. We see this as a major threat to our area.

With support from many of the neighbours on Glenrose, we were successful in having the proposal rejected by the COA but, as we expected, the owners have appealed to the OMB to be heard June 9th and 10th, 2014.

At our request, our Councilor, Kristyn Wong Tam, has arranged for a City lawyer and planner to appear at the OMB hearing to oppose the application and for this, we are very grateful. However, as we said earlier, we believe this is one of the most important decisions for Moore Park in many years and all the advice we are getting is that we should have our own legal and planning representation at the hearing.

A group of Moore Park residents, together with the MPRA, have come together to raise funds to retain the professionals needed. We fully expect that the developer will have excellent representation. While the local group has had a lot of success in fundraising so far, since this is an issue that could well affect all of our community, we believe we are justified in asking the broader community if they can contribute. Many households have committed \$500 to the fund but lesser amounts are welcome. A Trust account has been opened. Any unused funds will, of course, be refunded on a pro-rata basis.

Your check should be sent to Ross Marshall, payable to the "Ross Marshall Trust" at 134 Glenrose Ave, Toronto ON M4T 1K8. If you prefer, it can be made payable to the MPRA and sent to our Treasurer, Peter J. Gordon at PO Box 43525, 1601 Bayview Ave, Toronto, ON M4G 3B5 and MPRA will forward those funds to the Ross Marshall Trust.

Thank you for your consideration,

MPRA Planning Committee

Attachments:

- Map showing Zoning Boundaries and location of the subject property
- City of Toronto Staff Report