



## Councillor Paul W. Ainslie

City of Toronto Councillor  
Ward 24 Scarborough-Guildwood

Chair, General Government and Licensing Committee

Chair, Board of Management of the Toronto Zoo



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Councillor Paul Ainslie Scarborough-Guildwood

Ward 24 Scarborough-Guildwood

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December 8, 2020

Committee of Adjustment Scarborough  
Colin Ramdial Manager and Deputy Secretary-Treasurer  
150 Borough Drive  
Toronto, Ontario, M1P 4N7

Re: December 15, 2020 Meeting - Item #20. B0015/20SC - A0085/20SC - A0086/20SC- 20 GUILDCREST DR

Dear Chair and Committee of Adjustment Members,

As the City of Toronto Councillor for Ward 24 Scarborough-Guildwood, I am presenting this letter in opposition to Fraya Tabibzada's and Abdul Tabibzada's application for a minor variance at 20 Guildcrest Drive.

After reviewing the variances requested, the difference in metres being proposed, compared to what is required in the applicable by-laws is significant. The variance applied for is not minor.

The suggested lot sizes are not an appropriate width for the area and are significantly lower than required.

The rear yard setback proposed would be half of the stipulated area under the by-law. This will significantly impact the neighbouring properties with respect to drainage and other grading. The visual appearance of the proposed dwellings will result in loss of value to the surrounding properties.

In term of lot frontages, the proposed new lots would be three times less than the required amount and considering the unique lot placement with respect to the road and intersection of Guildcrest Drive, and Crestwood Drive, will in all likelihood will cause unsafe traffic conditions.

I agree with the City of Toronto Planning staff report and do not support this application for splitting the lot and building two new dwellings. I ask the Committee of Adjustment to deny this application.

Sincerely,

Paul W. Ainslie  
City of Toronto Councillor  
Ward 24 Scarborough-Guildwood

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