



Councillor Joe Mihevc

Toronto City Council
St. Paul's West
Ward 21

TE14.68

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MEMO

TO: Toronto East York Community Council

FROM: Councillor Joe Mihevc

RE: **Request to authorize City Solicitor to attend the OMB hearing for 177 Lyndhurst Avenue**

DATE: March 31st, 2008

On February 20th, 2008, the Toronto East York Committee of Adjustment heard an application for minor variances with respect to the property known as 177 Lyndhurst Avenue. The application proposed severing the property into two undersized detached dwelling lots and to construct on each of the new lots a three storey detached dwelling with an underground parking space having access by means of a "garage lift". The application, if approved, would have resulted in a breakup of the existing character of the housing in the immediate vicinity. Further, the application did not meet the intent of the Zoning By-law/ Official Plan which is to maintain the established streetscape on a road where the housing stock is typified by 40 to 60-foot lots. This application would inappropriately breakup the lot sizes and possibly be a precedent that could be cited by owners of other neighbouring properties seeking the same.

The Toronto East York Committee of Adjustment agreed with above opinion and decided to refuse the application. In response, the owner appealed the decision to the Ontario Municipal Board.

I am requesting that the Toronto East York Community Council recommend to City Council that authority be given for the City Solicitor to attend the Ontario Municipal Board hearing in support of the refusal of the application, whenever the hearing date has been scheduled.

Sincerely,

Councillor Joe Mihevc
Ward 21, St. Paul's West