

Date: June 16, 2015

To: North York Community Council – City Clerk’s Office – Secretariat

**Subject: Request for Representation at the Ontario Municipal Board Hearing  
File # PL150236 - 154 Hillhurst Blvd.**

**Summary:**

The owner applied to the Committee of Adjustment for minor variances for the property at 154 Hillhurst Boulevard to demolish the existing dwelling and construct a new two-storey detached dwelling with an integral garage. The Committee of Adjustment refused this application on February 5, 2015. The applicant appealed this refusal to the Ontario Municipal Board. The City Planning report and the Committee of Adjustment Decision are attached.

This application does not represent good planning on the basis the requested variances are not minor and are not within the intent of the Zoning By-Law and Official Plan. This proposal is not an appropriate development of the property and it is not in keeping with the character of the neighbourhood. This Motion would direct the City Solicitor and City Planning to attend the Ontario Municipal Board hearing to support City Planning's position. This matter is urgent as the Ontario Municipal Board hearing has been scheduled for July 20, 2015.

**Recommendation:**

City Council authorize the City Solicitor and appropriate City Planning staff to attend the July 20<sup>th</sup>, 2015 Ontario Municipal Board hearing for 154 Hillhurst Blvd, in support of the Committee of Adjustment Decision refusing minor variances with respect to the height of the first floor above the established grade and the floor space index and gross floor area, such variances to be reduced to the satisfaction of the Director of Community Planning, North York District.

Yours truly,



CHRISTIN CARMICHAEL GREB  
Toronto City Councillor, Ward 16, Eglinton-Lawrence