

Councillor Jaye Robinson



Ward 15, Don Valley West

Chair, Toronto Transit Commission
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November 22, 2021

North York Community Council
North York Civic Centre
5100 Yonge Street
North York, ON M2N 5V7

RE: 232 Snowdon Avenue - Request for City Solicitor to Attend at the Toronto Local Appeal Body

Dear Chair and Colleagues,

On November 4, the "Applicant" applied to the Committee of Adjustment (the "Committee") for two minor variances to facilitate the construction of a new dwelling: floor space index, and front and rear exterior main wall height (the "Application").

In a report from the Director, Community Planning North York District, dated October 28, 2021, City Planning recommended that the floor space index be reduced from 0.75 to 0.68 times the area of the lot or under, and that the front and rear exterior main wall height be reduced from 8.44 metres to below 8 metres. In the attached staff report, City Planning opined that the additional height and massing should be improved (through the forgoing reductions to the floor space index and the front and rear exterior main wall height) to be more in keeping with the prevailing character of the neighbourhood.

At the hearing on November 4, 2021, the Committee modified and approved the minor variance Application with one condition. The Committee reduced the front and rear exterior main wall height from 8.44 metres to 8 metres, but did not reduce the floor space index as recommended by City Planning. A copy of the Committee's decision is attached.

This matter is time sensitive and urgent as the deadline to appeal the Committee's decision to the Toronto Local Appeal Body is on November 24, 2021.

RECOMMENDATIONS

That City Council:

1. Authorize the City Solicitor to appeal the Committee of Adjustment's Decision regarding Application No. A0647/21NY respecting 232 Snowdon Avenue.
2. Authorize the City Solicitor to negotiate a settlement of the appeal of Application No. A0647/21NY respecting 232 Snowdon Avenue and authorize the City Solicitor to settle the matter on behalf of the City at her discretion after consultation with the Ward Councillor and the Director of Community Planning, North York District.

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3. In the event that a settlement is not reached, authorize the City Solicitor, along with appropriate City staff, to attend the Toronto Local Appeal Board in order to oppose the minor variances requested in Application No. A0647/21NY respecting 232 Snowdon Avenue and to retain outside consultants as necessary.

ATTACHMENTS:

Attachment 1: Notice of Decision of the Committee of Adjustment dated November 4, 2021
Attachment 2: City Planning Staff Report dated October 28, 2021

Sincerely,

Jaye Robinson

City Councillor
Ward 15 – Don Valley West