

Councillor Adam Vaughan 魏德方

Toronto City Council
Trinity-Spadina, Ward 20

September 8, 2011

Toronto and East York Community Council
100 Queen St W
Toronto M5H 2N2

Dear Chair and Members,

**NEW BUSINESS: Ontario Municipal Board Hearing
224 McCaul Street**

The Owner of 224 McCaul Street has made an application to the Committee of Adjustment for variances from Zoning By-law 438-86 to permit the construction of a third floor addition to an existing 2.5 storey dwelling containing three dwelling units. In a decision dated June 28, 2011 the Committee refused to grant the requested variances. The Owner of the property has appealed the Committee's decision to the Ontario Municipal Board. The Board has scheduled a hearing for October 3, 2011.

The proposed addition requires a 30% increase in the density over what is permitted in the zoning by-law for this area. This constitutes an over-intensification of the building. The proposal would also substantially alter the appearance of the existing building and does not represent good planning.

RECOMMENDATIONS:

1. That the City Solicitor and any appropriate staff be authorized to attend all proceedings in this matter before the Ontario Municipal Board to uphold the Committee of Adjustment's decision to refuse this application and to hire outside consultants if required to support City Council's position.

Thank you for your consideration.

Sincerely,

Adam Vaughan
City Councillor, Ward 20 – Trinity-Spadina

