

Ward 18, Davenport
City Hall, 100 Queen Street West
2nd Floor, Suite C42
Toronto, ON M5H 2N2

Tel.: 416-392-7012
Fax: 416-392-7957
councillor_bailao@toronto.ca



MEMO

TO: Members, Toronto and East York Community Council
FROM: Councillor Ana Bailão, Ward 18 - Davenport
RE: **Request for Attendance at an Ontario Municipal Board Hearing – Appeal of Committee of Adjustment Decision – 499 St. Clarens Avenue**
DATE: January 22, 2013

SUMMARY:

A minor variance application was submitted to permit the alteration of an existing converted house with two units into a converted house with four units. The building is currently being used as a two-unit home after an illegal basement apartment was closed as a result of by-law enforcement measures. The proposed alterations include the construction of a rear second storey addition, a platform, a fire escape, and interior alterations.

On July 25, 2012, the Committee of Adjustment denied the variances. This decision has been appealed by the applicant to the Ontario Municipal Board.

There are concerns that the variances as a whole will result in overdevelopment of the property and that the addition of two further units will have an adverse impact on the neighbourhood residents.

RECOMMENDATION:

That the Toronto and East York Community Council recommend that:

1. City Council authorize the City Solicitor and an independent land use planning consultant to appear at the Ontario Municipal Board to support the decision of the Committee of Adjustment in refusing Application No. A0442/12TEY respecting 499 St. Clarens Avenue.

Ana Bailão
City Councillor
Ward 18, Davenport