



MARY FRAGEDAKIS

City Councillor, Ward 29



TO: Toronto & East York Community Council

FROM: Councillor Mary Fragedakis - Ward 29 - Toronto Danforth

RE: 915 Greenwood Avenue – Authority to Attend an Ontario Municipal Board Hearing

DATE: September 6, 2013

SUMMARY:

On July 23, 2013, the Toronto and East York panel of the Committee of Adjustment ("C of A") refused Application No. A0394/13TEY for variances at 915 Greenwood Avenue. The variances were for the purpose of altering the existing two-storey detached dwelling containing three units by constructing a complete third floor addition, a front three-storey addition and a roof top terrace. The application was also for the purpose of legally converting the building into three dwelling units. The July 11, 2013 report of the Director of Community Planning, Toronto and East York District, recommended that should the Committee of Adjustment approve the application, the Committee require the applicant to revise Drawing A9 – Roof Plan to remove the roof terrace and stairway access to the roof terrace. It is Planning staff's opinion that a roof terrace would produce significant noise, privacy and overlook issues for adjacent properties and as such the roof top deck is not in keeping with the character of the neighbourhood, and is not appropriate.

The C of A's decision and the Report of the Director of Community Planning are attached. The applicant has appealed the C of A's refusal of the application to the Ontario Municipal Board. A hearing date has not yet been scheduled.

In my view, should the OMB grant the variances, it should be on the basis of the Director's recommendation that there be no roof terrace or stairway access to the roof.

RECOMMENDATION:

1. City Council authorize the City Solicitor and City Planning staff to attend the Ontario Municipal Board hearing with respect to the appeal of the Committee of Adjustment's decision in Application No.A0394/13TEY regarding 915 Greenwood Avenue to support the recommendation of the Director of Community Planning, Toronto and East York District, that the Board require the applicant to revise the drawings to remove the roof terrace and stairway access to the roof terrace as a condition to the approval of the variances should the Board be inclined to approve the variances.

Sincerely,

Mary Fragedakis
Ward 29 Toronto-Danforth