

Councillor Adam Vaughan 魏德方

Toronto City Council
Trinity-Spadina, Ward 20

November 15, 2013

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

Dear Chair and Members,

**NEW BUSINESS: Request Attendance at an Ontario Municipal Board
Appeal of Committee of Adjustment Decision – 80 Willcocks St.**

On September 25th, 2013 the Committee of Adjustment refused an application to construct a rear second-storey deck with stairs to ground level to the 2 1/2-storey semi-detached duplex located at 80 Willcocks St.

The Harbord Village Residents' Association, neighbours, and area residents expressed significant concerns about the proposed construction of a second-storey deck and stairs to the ground level that would serve as a main entrance for the second and third floors. Residents opposed to this proposal cited privacy concerns with respect to the adjacent property, as well as overlook and privacy concerns for the adjoining backyards from the second-storey deck. The application was refused, as the variances requested were not considered to be minor. The proposal was also found to be not in keeping with the intent and purpose of the Official Plan and Zoning By-law, and not considered desirable for the appropriate development of the land.

The applicant appealed the Committee of Adjustment decision to the OMB on October 15, 2013. Case # PL131163 has been assigned but a hearing has not yet been scheduled.

RECOMMENDATIONS:

I request that TEYCC recommend that City Council:

- 1) Authorize the City Solicitor to appear at the Ontario Municipal Board to support the decision of the Committee of Adjustment in refusing File No. A0650/13TEY with regards to 80 Willcocks St.

Thank you for your consideration.

Sincerely,

Adam Vaughan
City Councillor, Ward 20 – Trinity-Spadina

