



# MARY FRAGEDAKIS

City Councillor, Ward 29



June 16, 2014

Toronto and East York Community Council  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Chair and Members:

**RE: Staff Representation at an OMB Appeal Hearing for 17 Beechwood Drive**

The applicant has applied to the Committee of Adjustment (Application No. A0333/14TEY) for minor variances from Zoning By-law 6752 and 569-2013 to permit the construction of a detached garage at the rear of a detached bungalow at 17 Beechwood Drive (the "Application"). The proposed garage will be accessed from both the existing driveway and from the laneway at the rear.

The Application was approved by the Committee of Adjustment on Wednesday June 11, 2014 (the "Decision").

The subject property is located on the east side of Beechwood Road just north of O'Connor Drive. The property is designated "Neighbourhoods" in the Official Plan, and is zoned R1B Residential in Zoning By-law 6752 of the former Borough of East York and RD (f12.0; a370; d0.6) in Zoning By-law 569-2013 of the City of Toronto.

While the variances to facilitate the proposed garage are acceptable, there are concerns with the garage having access from both the existing driveway off Beechwood Drive and the laneway at the rear.

This motion would give the City Solicitor authority to appeal the Decision and attend the OMB hearing in order to seek the imposition of a condition requiring the existing driveway to be removed, front curb restored, and the rear laneway access permit to be issued.

**RECOMMENDATIONS:**

1. That Council authorize the City Solicitor to appeal Committee of Adjustment File A0333/14TEY.
2. That Council authorize the City Solicitor to attend the Ontario Municipal Board Appeal of File No. A0333/14TEY in order to impose conditions on the Ontario Municipal Board's approval of the application.

Thank you for your consideration.

Sincerely,

Mary Fragedakis  
City Councillor  
Ward 29, Toronto-Danforth