August 12, 2014

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

Dear Chair and Members:

RE: Ontario Municipal Board Hearing – 126 Fulton Avenue (File Number A0510/14TEY)

An application for minor variances with respect to the property known as 126 Fulton Avenue was heard by the Toronto and East York Committee of Adjustment on July 29, 2014. The applicant proposed to alter the existing three-storey semi-detached building by constructing a rear two-storey addition with a rooftop deck and by converting the basement to a second dwelling unit. The requested variances to support the alteration were as follows:

- The proposed building would have a rear exterior main wall height of 9.22 metres when under By-law 569-2013 the permitted maximum height is 7.5 metres.

- The proposed building would have a floor space index equal to 0.97 times the area of the lot when under By-law 569-2013 the permitted floor space index for a lot enlarged by an addition is 0.69 times the area of the lot.

- The proposed building would have a residential gross floor area equal to 0.97 times the area of the lot when under By-law 438-86 the permitted gross floor area of an enlarged building is 0.69 times the area of the lot.

On July 29, 2014, the Toronto and East York Committee of Adjustment refused this variance application.

The Ontario Municipal Board will be considering an appeal to this decision by the Committee of Adjustment at a date yet to be determined.

RECOMMENDATIONS:

1. That the City Solicitor and any appropriate staff be authorized to attend all proceedings related to this application at 126 Fulton Avenue 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,

Mary Fragedakis
City Councillor
Ward 29, Toronto-Danforth