

Leaside Property Owners Association Incorporated

1601 Bayview Avenue, P.O. Box 43582

Toronto ON M4G 3B0

April 8, 2015

North York Community Council
 North York Civic Centre
 Main floor, 5100 Yonge St.
 Toronto, ON M2N 5V7
 Att: Francine Adamo, Committee Clerk
 By Email: NYCC@toronto.ca

Re: NYCC April 14 meeting - Request for Representation at the Ontario Municipal Board Hearing for 438 Broadway Avenue (Ward 26)

Dear Councillor Augimeri and Members of North York Council,

The Leaside Property Owners' Association (LPOA) provides this correspondence to express its strong support for Councillor Burnside's motion to recommend that City Council authorize the City Solicitor and appropriate City staff, or if necessary, retain outside planners and experts to attend the Ontario Municipal Board hearing to uphold the Committee of Adjustment's refusal of the Minor Variances for 438 Broadway Avenue.

The zoning by-law amendment application requested approval of a total of 13 variances including almost every zoning by-law parameter – width, height, length, side-yard setbacks, floor space, ratio of building area to lot size. While the application did not pass any of the four tests under the Planning Act, the Committee member who made the motion pointed out that her major concern was that the application did not reflect the character of the neighbourhood, and as such did not “maintain the general intent and purpose of the Official Plan” as required.

Regarding the request for the City's participation in the appeal the LPOA especially notes the following:

- (1) the strong neighbourhood opposition to the application that was evident in written and verbal submissions to the Committee of Adjustment; and
- (1) the need for the city to stand behind the Official Plan's commitment to preserving neighbourhood character; and
- (2) without the City's lead role the community will be unable to mount an effective opposition to the OMB appeal.

The Leaside residents appreciates your support for Councillor Burnside's Motion.

Regards

Geoff Kettel (with Carol Burtin-Fripp) Co-Chairs, LPOA