

April 14, 2015

Chair and Members  
North York Community Council

Re: 119 Steeles Ave. East

Dear colleagues of North York Community Council,

I am requesting your support for the following **recommendation**:

1. City Council authorize the City Solicitor to appeal decision A0127/15NY of the Committee of Adjustment and to retain outside consultants as necessary to support the City's position.

### **Background**

An application was submitted to the Committee of Adjustment (Application No. A0127/15NY) seeking relief from various provisions of North York By-Law 7625 and Toronto By-Law 569-2013. These variances include a request for a building height of 9.4m where 8.8m is allowed, a finished first floor height of 3.1m where 1.5m is allowed, a third story where the maximum number of stories is 2, and an east side setback of 1.1m where 1.8m is required. The Committee of Adjustment approved the requested minor variances in a decision dated March 26, 2015 subject to two conditions.

The variances as a whole do not respect and reinforce the character of the neighbourhood. Accordingly, the following recommendation seeks to instruct staff to appeal the decision of the Committee of Adjustment. Planning has recommended the imposition of a condition should the Committee approve the application, but did not write in opposition to the application. As such it is recommended that the City Solicitor be granted authority to retain an outside planning consultant to provide expert evidence before the Ontario Municipal Board.

Your support for this request would be appreciated.

Sincerely,



**Councillor David Shiner**  
Ward 24 – Willowdale