



MARY FRAGEDAKIS
City Councillor, Ward 29



February 17, 2015

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

Dear Chair and Committee Members:

RE: 5 Frankdale Avenue – Request for Adjournment and Representation at the Ontario Municipal Board

The applicant has proposed to alter a three-storey semi-detached dwelling at 5 Frankdale Avenue by constructing a rear third storey addition.

The applicant submitted Application No. A0686/14TEY for variances to the Committee of Adjustment. At its hearing on September 17, 2014, the Committee of Adjustment unanimously refused the variances requested. A copy of the Notice of Decision of the Committee of Adjustment is attached. In the opinion of the Committee of Adjustment, the application did not maintain the general intent and purpose of the Official Plan or the Zoning By-law, the variances were not considered desirable for the appropriate development of the land, and the variances were not considered minor.

The applicant has appealed the refusal of the Committee of Adjustment to the Ontario Municipal Board. The hearing date has been scheduled for March 11, 2015.

This matter is very time sensitive and urgent as City Council next meets on March 31, 2015, which is after the March 11, 2015, hearing date. Obtaining an adjournment would allow City Council to take a position on whether to authorize the City Solicitor to attend a hearing at a later date to uphold the Committee of Adjustment's refusal of the application.

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RECOMMENDATIONS:

1. Authorize the City Solicitor to attend the Ontario Municipal Board on March 11, 2015, to request an adjournment of the hearing regarding Application No. A0686/14TEY for the property at 5 Frankdale Avenue.
2. In the event that an adjournment is granted, recommend that City Council direct the City Solicitor to attend the rescheduled Ontario Municipal Board hearing and to retain outside consultants as necessary to support the decision of the Committee of Adjustment to refuse the variances regarding Application No. A0686/14TEY for the property at 5 Frankdale Avenue.

Thank you for your consideration.

Sincerely,

Mary Fragedakis
City Councillor
Ward 29 Toronto-Danforth