

March 31, 2016

Ros Dyers, Clerk  
Toronto East York Community Council  
City Hall, 100 Queen Street West  
Toronto, ON M5H 2N2

**To: Toronto and East York Community Council**

**Subject: Ontario Municipal Board Hearing – 112 Harbord Street (B0089/15TEY, A1066/15TEY, A1067/15TEY, A1068/15TEY, A1069/15TEY)**

Dear Chair and Members,

On March 8<sup>th</sup>, 2016, the Toronto and East York Committee of Adjustment heard an application at 112 Harbord Street.

This application proposed to sever the site into four separate lots, and convert each of these lots into 3-storey mixed-use sites, with commercial/retail below grade.

City Planning's Report notes that the application will create substandard lots, inappropriate densities, and would represent overdevelopment of the property.

Heritage Preservation Services also expressed concern in their Report to the Committee related to the site's adjacency to the Harbord Village Heritage Conservation District (Phase 2).

The Harbord Village Residents' Association and I also wrote letters requesting refusal of the application because it would be inappropriate for its planning context and would represent overdevelopment of the site.

The application was refused by the Toronto and East York Committee of Adjustment.

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

This Motion would direct the City Solicitor to support the Committee of Adjustment's refusal of the consent and requested variances, and attend at the Ontario Municipal Board hearing along with appropriate staff.

**City Hall, Suite C50, 2<sup>nd</sup> Floor**  
100 Queen Street West  
Toronto ON M5H 2N2

**416-392-4044**  
councillor\_cressy@toronto.ca  
joecressy.com

**Recommendations:**

1. City Council direct the City Solicitor and appropriate staff to attend at the Ontario Municipal Board to support the Committee of Adjustment's decision to refuse the consent and minor variances related to 112 Harbord Street (B0089/15TEY, A1066/15TEY, A1067/15TEY, A1068/15TEY, A1069/15TEY), or to negotiate a resolution of the matter in consultation with the local Councillor, and to retain outside consultants, if necessary.

Sincerely,



Joe Cressy  
City Councillor  
Ward 20, Trinity-Spadina