

Date: November 14, 2017  
To: Members of Etobicoke York Community Council  
From: Councillor Stephen Holyday  
Subject: 12 Shaver Court – Authority to Attend a Toronto Local Appeal Body Hearing

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**SUMMARY:**

The applicant has applied to the Committee of Adjustment, Etobicoke York Panel, (the "Committee") for minor variances to permit the construction of a new detached dwelling with an integral garage (the "Application"). The Application is known as municipal file number A0237/17EYK.

On October 26, 2017, the Committee approved the application on condition.

Community Planning staff recommended refusal of the application. The application is of concern to the City because the variances relating to dwelling length and depth do not satisfy the intent and purpose of the Official Plan and zoning bylaw. The extent of these variances may adversely impact neighbourhood dwellings in terms of privacy and natural light. Further, the proposed building location and massing are not in keeping with the existing character of the area.

This motion will authorize the City Solicitor to appeal the Committee's decision regarding the Application to the Toronto Local Appeal Body and authorize the City Solicitor, along with appropriate City staff, to attend the hearing in order to oppose the requested variances. This motion will also give the City Solicitor, in consultation with the Ward Councillor and appropriate City Staff, authority to attempt to negotiate with the applicant a resolution of the City's concerns.

This matter is time sensitive and urgent as the deadline to appeal the Committee's decision is on November 15, 2017.

**RECOMMENDATIONS:**

1. Authorize the City Solicitor to appeal the Committee of Adjustment's decision regarding application A0237/17EYK respecting 12 Shaver Court to the Toronto Local Appeal Body.
2. Authorize the City Solicitor, along with appropriate City staff, to attend the Toronto Local Appeal Body to oppose the proposed variances requested in application A0237/17EYK respecting 12 Shaver Court.
3. Authorize the City Solicitor to attempt to negotiate a resolution of the appeal with the applicant in consultation with the Ward Councillor and appropriate City Staff.

Yours Sincerely,



Councillor Stephen Holyday  
Ward 3, Etobicoke Centre