

City Council**Notice of Motion**

MM32.31	ACTION			Ward:27
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512 Jarvis Street - Request for Attendance at a Toronto Local Appeal Body Hearing - Appeal of the Committee of Adjustment Decision - by Councillor Kristyn Wong-Tam, seconded by Councillor Janet Davis

- * Notice of this Motion has been given.*
- * This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*
- * This Motion relates to a Toronto Local Appeal Body Hearing and has been deemed urgent.*

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Janet Davis, recommends that:

1. City Council authorize the City Solicitor and any appropriate staff to attend all proceedings related to the application at 512 Jarvis Street before the Toronto Local Appeal Body to appeal the Committee of Adjustment's decision to refuse this application and to hire outside consultants, if required, to support City Council's position.

Summary

Fred Victor is one of the City's largest providers of services to our homeless. Fred Victor's Transitional Shelter for Older Women is a partnership between Fred Victor and Loft Community Services that serves women who are 55 years of age or older and who experience complex physical and mental health, and developmental difficulties. The shelter welcomes women with diabetes, cancer, heart disease, disability from stroke, glaucoma and mental health challenges. The program is currently located at 389 Church Street, an under-utilized building owned by Toronto Community Housing. Their lease with the City of Toronto is coming to an end to begin renovations as part of a Council approved affordable housing project.

They have signed a new lease with the owners of 512 Jarvis Street to house this transitional housing program for older homeless women. This program being initiated at 512 Jarvis Street, by Fred Victor, will allow the continuation of a vital service that is needed in Ward 27. With a growing senior's population, there is an increasing challenge with finding affordable, supportive housing options, particularly for older women.

The proposed changes will allow this neighbourhood to meet a number of the City of Toronto's Official Plan objectives, including the provision of affordable housing in a mixed-use neighbourhood, creating housing for seniors, and developing complete communities.

The Committee of Adjustment was provided incorrect and out-of-date by-law information from Toronto Buildings that influenced its decision to refuse the application. Given the City's efforts to increase affordable housing and reduce the administrative burden in building new affordable housing and services for our homeless, it is unfortunate that the Committee of Adjustment was not made aware of the City's support for this project.

This Motion authorizes the City Solicitor, and appropriate City Staff, to attend the Toronto Local Appeal Body in order to support the request for variances refused by the Committee in its Decision.

Background Information (City Council)

Member Motion MM32.31

Committee of Adjustment Toronto and East York Panel Notice of Decision on application for Minor Variance/Permission for 512 Jarvis Street

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-107320.pdf>)