

**City Council****Motion without Notice**

MM32.56	ACTION			Ward:29
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**978 Carlaw Avenue - Request for Representation at the Toronto Local Appeal Body - Appeal of Committee of Adjustment Decision (A0512/17TEY) - Councillor Mary Fragadakis, seconded by Councillor John Filion**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

**Recommendations**

Councillor Mary Fragedakis, seconded by Councillor John Filion, recommends that:

1. City Council direct the City Solicitor and any appropriate staff to attend the Toronto Local Appeal Body to support the Committee of Adjustment's decision to refuse the minor variances related to File A0512/17TEY for 978 Carlaw Avenue, and/or to request appropriate conditions be imposed by the Toronto Local Appeal Body on any approval granted, and to retain outside consultants, if necessary.
2. City Council authorize the City Solicitor to engage in settlement discussions and to settle this matter on behalf of the City in her discretion after consulting with the Ward Councillor.

**Summary**

A variance application to allow for significant alterations to an existing 1 ½ storey house at 978 Carlaw Avenue went before the Committee of Adjustment on September 13, 2017. The proposal included a rear three-storey addition with a rear ground floor deck and a rear basement walkout, a complete second storey addition with a front balcony, a front third storey addition, and a new covered front porch and stairs. The variances in this application include height, coverage, FSI and side yard setbacks. The Committee refused the minor variance application.

The applicant appealed the Committee's refusal decision to the Toronto Local Appeal Body. This Motion would direct the City Solicitor to attend the Toronto Local Appeal Body hearing in opposition to the minor variance appeal, and/or to ask the Toronto Local Appeal Body to impose appropriate conditions on any approval, if granted. This Motion would also grant the authority, if necessary, to retain outside planning consultants to support this position.

This Motion is urgent because the City Solicitor requires adequate time to prepare for this hearing, including retaining an outside planning consultant.

## **Background Information (City Council)**

Member Motion MM32.56

Committee of Adjustment Toronto and East York Panel Notice of Decision on application for  
Minor Variance/Permission for 978 Carlaw Avenue

<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-107628.pdf>