



November 14, 2017

Toronto and East York Community Council  
100 Queen St. West  
Toronto, ON M5H 2N2

Dear Chair and Members,

**NEW BUSINESS REQUEST:**

***Direction to Attend the TLAB – 1220 Dufferin Street***

**SUMMARY:**

A variance application to allow for the conversion of an existing 2 ½ storey semi-detached dwelling at 1220 Dufferin Street into a six unit residential rental building by constructing a rear three-storey addition that would incorporate the existing rear detached garage as an integral garage; a front third storey addition; and front second and third storey decks was before the Committee of Adjustment on October 18, 2017. The variances in this application included, among others, height, building depth, floor space index and gross floor area, setbacks, landscaped open space, and the width and number of parking spaces. The Committee refused the minor variance application.

City Planning and neighbouring residents have serious concerns with the application as currently proposed. The scale of the proposed structure is grossly out of keeping with the neighbourhood character and would have significant impacts on the surrounding properties. For example, the proposed floor space index is 2.1 times the lot area in a zone that is restricted to 0.6 times, and the proposed building depth is 31.77 metres when Zoning By-law 569-2013 limits the building depth to 17 metres.

The applicant appealed the Committee's refusal decision to the Toronto Local Appeal Body (the "TLAB"). This motion would direct the City Solicitor and any necessary City staff to attend the TLAB hearing in opposition to the minor variance appeal and would also grant the authority, if necessary, to retain outside planning consultants to support this position.

The TLAB hearing has been scheduled for March 15, 2018.

**RECOMMENDATIONS:**

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 A0170/17TEY, 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 Acting Chief Planner and the Ward Councillor.



**anabailão**  
**TORONTO** **WARD 18**  
CITY COUNCILLOR



**Attachment:**

October 18, 2017 Decision of the Committee of Adjustment, Toronto and East York District, 1220 Dufferin Street (A0170/17TEY)

Thank you for your consideration.

Sincerely,

Ana Bailão  
City Councillor  
Ward 18, Davenport