TORONTO
Councillor Frances Nunziata
Council Speaker
Ward 11 York South—Weston



March 15, 2018

To: Chair and Members, Etobicoke York Community Council

Re: 135 John Street (B0093/17EYK, A0899/17EYK, A0900/17EYK) - Request for Attendance at a Toronto Local Appeal Body Hearing

SUMMARY:

By decision dated February 22, 2018 the Committee of Adjustment-Etobicoke York Panel ("**COA**") refused the application (B0093/17EYK) for consent to sever the property at 135 John Street ("**Subject Property**"), as well as the applications (A0899/17EYK; A0900/17EYK) for minor variances for the Subject Property. The owner of the Subject Property has appealed the refusal to the Toronto Local Appeal Body ("**TLAB**"); a hearing has not yet been scheduled.

The application submitted to the COA was for consent to sever the property into two undersized residential lots, with two new detached dwellings to be constructed.

A community meeting was held regarding this application on January 29, 2018 and all were strongly opposed to the requested consent to sever, which would see the existing lot divided into half, resulting in two lots with frontages of only 8.07 m in an area where the minimum lot frontage is 12.0 m. In addition to the objection by the community, Community Planning submitted comments to the COA recommending refusal of the application noting that the proposal was not in keeping with the character of the area, particularly as it relates to lot frontages, side yard setbacks, floor space index, soft landscaping, and overall massing.

The COA appropriately refused the applications to sever and build on the Subject Property and it is important that the decision is upheld.

RECOMMENDATIONS:

That Etobicoke York Community Council recommend that:

City Council authorize the City Solicitor, City Planning, and any other appropriate City Staff to attend the Toronto Local Appeal Body hearing for 135 John Street in support of the Committee of Adjustment's refusal of the consent and variances requested through Application Nos. B0093/17EYK, A0899/17EYK, and A0900/17EYK.

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