



# Joe Cressy 周凱捷

City Councillor | Ward 20, Trinity-Spadina

May 2, 2018

Toronto and East York Community Council  
Committee Room 1  
Toronto City Hall, 100 Queen West  
Toronto, ON M5H 2N2

Dear Chair and Members,

**Re: Appeal to TLAB of Minor Variances for 16 York Street**

16 York Street is a 32-storey office building with retail at grade under construction on the south-west corner of Bremner Boulevard and York Street. City Council approved re-zoning for the development in 2009 (Site Specific Zoning By-law 494-2009) following a comprehensive review process including close engagement from area stakeholders including the York Quay Neighbourhood Association (YQNA).

On April 25, 2018, the Committee of Adjustment approved variances to permit a reduction in the proportion of street-related retail uses along the building face and specifically on Bremner Boulevard. These requirements were originally put in place in order to ensure the street walls along Bremner Boulevard and York Street are animated, interesting to walk by, and encouraging "eyes on the street" from inside and from the sidewalk. These variance have the effect of reducing the requirement for active street frontages from 40% and 40%, respectively, to only 33% and 21%.

City Planning staff wrote to the Committee of Adjustment to recommend refusal of the variances. Following consultation with the York Quay Neighbourhood Association and City Planning staff, I am writing to request that this decision be appealed to the Toronto Local Appeal Body (TLAB).

This matter is time sensitive and urgent as the deadline for appealing the decision to the TLAB is on May 15, 2018.

## Recommendation

Toronto and East York Community Council recommend:

1. City Council direct the City Solicitor to appeal the April 25, 2018 Decision of the Toronto and East York Committee of Adjustment regarding 16 York Street (Municipal File A1321/17TEY) to the Toronto Local Appeal Body (TLAB).
2. City Council authorize the City Solicitor and appropriate staff to attend the TLAB to oppose the Committee of Adjustment's Decision to approve the minor variances respecting 16 York Street.
3. City Council authorize the City Solicitor to settle the matter on behalf of the City at the discretion of the City Solicitor, after consultation with the Ward Councillor.

Sincerely,



Joe Cressy  
City Councillor  
Ward 20, Trinity-Spadina

Attachment 1: Notice of Decision of the Committee of Adjustment dated April 25, 2018  
Attachment 2: City Planning Staff Report dated April 23, 2018