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**Date:** January 15<sup>th</sup>, 2019

**To:** North York Community Council –City Clerk's Office-Secretariat

**From:** Councillor John Filion

**Subject:** Representation at the Toronto Local Appeal Body for 223 and 225 Northwood Drive

## SUMMARY:

The Applicant has applied to the Committee of Adjustment (Application Nos. B0017/18NY, B0018/18NY, A0238/18NY, A0239/18NY & A0398/18NY) to obtain consent to sever the rear portion of the properties at 223 and 225 Northwood Drive into three undersized residential lots and for minor variances from Zoning By-laws 7625 and 569-2013 to permit the construction of a new two-storey dwellings on two of the severed lots and to legalize a newly built dwelling on one of the lots (the "Applications").

At its hearing on October 11<sup>th</sup>, 2018, the Committee of Adjustment refused the applications for both the consent and minor variances. Copies of the Notices of Decision are attached.

This motion will authorize the City Solicitor, and appropriate City Staff, to attend the TLAB in order to oppose the proposed consent and variances requested in the Application. This motion will also give the City Solicitor authority to negotiate a settlement of the appeal and retain outside consultants as necessary.

This matter is time sensitive and urgent as the Applicant has already appealed the Decision to the Toronto Local Appeal Body and staff require further instructions to attend the hearing for this matter.

## RECOMMENDATIONS:

1. City Council authorize and direct the City Solicitor, City Planning, and any other appropriate City staff to attend the Toronto Local Appeal Body hearing for 223 and 225 Northwood Drive to uphold the Committee of Adjustment's refusal of the consent and minor variances requested through Application Nos. B0017/18NY, B0018/18NY, A0238/18NY, A0239/18NY & A0398/18NY.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to attempt to negotiate a resolution of the appeal and, if a resolution is reached, to settle the appeal at the City Solicitor's discretion, and in consultation with the Ward Councillor and the Chief Planner and Executive Director, City Planning.

## ATTACHMENTS:

Attachment 1: Notice of Decision of the Committee of Adjustment dated October 11, 2018

January 15, 2019