

FRANCES NUNZIATA

COUNCIL SPEAKER YORK SOUTH–WESTON WARD 5



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July 9th, 2025

SENT BY EMAIL

Committee of Adjustment
Etobicoke York Panel
2 Civic Centre Court
Toronto, ON M9C 5A3

RE: 131 Mc Cormack Street (File No: A0189/25EYK)

Dear Members of the Committee of Adjustment,

I am writing to express my strong opposition to the application to legalize and maintain the existing Entertainment Place of Assembly at 131 McCormack Street (the "Subject Property").

While a portion of the south side of McCormack Street is zoned as employment lands, the surrounding neighbourhood is predominantly residential including a Public School and community Park directly fronting the subject property. The operation of this venue has been entirely inappropriate for this setting and has caused ongoing and unacceptable disruption to the community.

The applicant has been operating an unlicensed and unlawful establishment for several years, without the necessary business or liquor licences. Throughout this period, there has been blatant disregard for the well-being and quality of life of local residents.

Following events at this location, my office has received repeated complaints regarding:

- Excessively loud music continuing into the early morning hours
- An influx of illegally parked vehicles on residential streets
- Loitering and overnight occupancy in Harwood Park, directly across from the subject property
- Public intoxication and littering, including empty alcohol containers and garbage strewn throughout the park

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Furthermore, Toronto Police Service – 12 Division – has confirmed that since February 2023, there have been **35 police reports** linked to this address. The majority of these incidents involve theft of purses and phones through distraction tactics, often during ticketed events in overcrowded conditions. In addition, there have been 11 medical calls to the site, and 6 complaints related to noise and parking.

This ongoing pattern of lawlessness and disturbance demonstrates that this establishment is clearly not operating in a safe, responsible, or lawful manner. It is incompatible with the surrounding residential environment and poses a persistent public nuisance.

I fully support the recommendation from Community Planning staff that this Minor Variance application be refused. As per Section 60.20.20.10(1) of By-law 569-2013, an Entertainment Place of Assembly is only permitted if it is accessory to an existing artist's studio. This requirement is not met. The venue is functioning independently as a commercial event space, and not as an accessory use, which is a clear violation of the zoning by-law.

Given the compelling planning rationale and the significant negative impact on the community, I respectfully urge the Committee to **refuse** this application in its entirety.

Sincerely,



Frances Nunziata

Council Speaker

City Councillor

Ward 5, York South—Weston

FN/go