

May 1, 2015

Via Facsimile: 416-395-7200
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Committee of Adjustment
Toronto, City Planning Division
North York Civic Centre
5100 Yonge Street
North York, Ontario
M2N 5V7

Members of the Committee of Adjustment

File Number: A0193/15NY Property Address 2078 Avenue Road on May 7, 2015

We are residents in the area adjacent to Avenue Road between Lawrence and the 401.

We are writing to advise the Committee that we strongly opposes the above noted application for a variance to the Zoning By-laws 569-2013 and 7625. The request is to allow a Step-back of 0.0m whereas the By-laws require a minimum 2m step-back at the top of the second storey abutting Joicey Blvd.

This building has actually been constructed as a 5-storey building so the 2m step-backs are actually required at the 3rd and 5th floors abutting both Avenue Road and Joicey Road but only a variance for the 3rd floor abutting Joicey Boulevard has been requested at this time.

This property is designated in the new Toronto Official Plan as an *Avenue*. The City's Official Plan calls for a significant portion of future growth along the Avenues. Our Residents' Association participated in the **Avenue Road Study** (2007-2009). Agreement was reached on new built form provisions which were to be implemented through the zoning by-law regulations and urban design guidelines.

By-law 7625 was officially amended by Council to adopt Exception Regulations. Building Step-backs states "Any building or structure greater than 3 storeys in height shall have a minimum of 2 metre step-back of the main external building wall facing a lot line abutting a street, other than a public lane, at the top of the second storey. The step-back shall be measured from the main external face of the wall of the building at the top of the second storey."

We believed that these guiding principles would be enforced as the existing one to three storey buildings were redeveloped or renovated to the now-allowed 5-storeys.

We would ask the Committee to refuse the requested variance as it does not meet the By-laws and Guidelines stipulated by the **Avenue Road Study**.

We would appreciate receiving a copy of the Decision.

Yours truly

Name
Address

Email copies to:
Councillor C. Carmichael Greb (councillor_carmichaelgreb@toronto.ca)
SAHRA (sahratoronto@rogers.com)