



# Mike Colle

**Deputy Mayor | Eglinton-Lawrence**

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DATE August 21, 2024

TO: Chair and Members of the Committee of Adjustment, North York Panel

RE: **File No.:** A0312/24NY  
**Address:** 3180-3202 Yonge Street  
**Hearing Date:** Thursday, August 29, 2024 at 10:00 A.M.

As the local City Councillor for Eglinton -Lawrence, I am writing in total support of the July 18, 2024 Refusal Report submitted by David Sit, Director, Community Planning, North York District. In that report, our Planning Staff clearly set out the reasons for their recommendation to refuse the application to add four more storeys and 49 dwelling units to the development.

The mandate of the Committee of Adjustment is to make decisions on Minor Variances and Consents, and not to overturn planning application decisions that have been approved by Toronto City Council, and in this case, overturning an application authorized by the Ontario Land Tribunal. This application before you is not a minor variance in any way shape or form. It is a total departure from what was approved at the Ontario Land Tribunal.

I want to add my concerns about this growing trend where applicants are going to Committee of Adjustment to get approvals for added density after an application has gone through the Planning Process and in this case even gone through the Provincial Government's Ontario Land Tribunal which approved an 11-storey, 36.9 metres, building height for 3180-3202 Yonge Street (plus 5.0 metres mechanical penthouse). The total approved building height, including mechanical penthouse, is 41.95 metres. I ask the question whether this new request for added height and density is driven by the applicants' financial targets and not better planning outcomes that meet the City's Official Plan aspirations.

Additionally, as stated emphatically in the Staff Refusal Report, as the local Councillor I am especially concerned about the Sewer Infrastructure Capacity in this area, and the added pressure this application would bring on that existing sewer capacity. The sewer capacity is a most significant reason why this application is not sustainable given the extreme weather events already impacting the City's sewer capacity. The decision to grant additional floors and 49 more dwelling units, is a failure to comply with our planning and building standards, including the pressure on the local infrastructure. It is beyond the "minor variances" the Committee of Adjustment is charged with by the City of Toronto.

In conclusion, the proposal does not meet the intent of the Official Plan and Zoning By-Law, is not minor in nature, and is not appropriate development of the lands and buildings in the area.

As such, I ask that you consider the above and the fundamental issues and concerns set out in the Staff Refusal Report when making your decision and deny the application.

A handwritten signature in black ink, appearing to read "Mike Colle". The signature is fluid and cursive, with the first name "Mike" and the last name "Colle" clearly distinguishable.

Deputy Mayor Mike Colle  
City Councillor, Ward 8, Eglinton—Lawrence  
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