

Etobicoke York Community Council – Item 5.35

Considered by City Council on May 23, 24 and 25, 2007

EY5.35	NO AMENDMENT		Transactional	Ward: 12
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206 Maple Leaf Drive, Lot 27 and Lot 28 - Request for Attendance at an Ontario Municipal Board Hearing – Appeal of Committee of Adjustment Decision

City Council Decision

City Council on May 23, 24 and 25, 2007, adopted the following motion:

1. City Council authorize the City Solicitor and Planning staff to attend the Ontario Municipal Board hearing to seek refusal of two Minor Variance applications Nos. A76/07EYK and A77/07EYK, relating to 206 Maple Leaf Drive.

(April 16, 2007) Member Motion from Councillor Frank Di Giorgio

Committee Recommendations

The Etobicoke York Community Council recommends that:

1. City Council authorize the City Solicitor and Planning staff to attend the Ontario Municipal Board hearing to seek refusal of two Minor Variance applications Nos. A76/07EYK and A77/07EYK, relating to 206 Maple Leaf Drive.

Summary

On February 8, 2007, the Committee of Adjustment refused two Minor Variance applications (File Nos. A76/07EYK and A77/07EYK) for Lot 27, Plan 2021 and Lot 28 Plan 2021, respectively at 206 Maple Leaf Drive. The applications sought approval of variances to lot frontage and area, side yard setback, lot coverage and the garage entrance elevation to construct a two storey detached dwelling with an integral, below grade single car garage on each lot.

City Planning Staff did not comment on the proposal.

A petition signed by several residents in opposition to the application was submitted to the Committee of Adjustment.

The planning consultant for the applicant appealed the Committee of Adjustment refusal decision to the Ontario Municipal Board and a hearing has not yet been scheduled.

In view of the refusal decision of the Committee of Adjustment and the opposition to the development expressed in a petition signed by several area residents, this motion is brought forward to authorize the City Solicitor and Planning staff or an outside planning consultant, if required, to attend the OMB hearing to oppose the applications and proposal. In addition, City Planning is requested to review the existing development and lot ownership patterns in the area along Maple Leaf Drive and report to the Etobicoke York Community Council by fall 2007 on the appropriateness of passing a By-law to deem certain lots not to be lots on a Plan of Subdivision.

Background Information

Motion

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-3153.pdf>

Speakers

Ian Cunha

Decision Advice and Other Information

The Etobicoke York Community Council requested the Director of Community Planning Etobicoke York District City Planning to review the existing development and lot ownership patterns in the area along Maple Leaf Drive and report to the Etobicoke York Community Council by Fall 2007 on the appropriateness of passing a By-law to deem certain lots in the area not to be lots on a Plan of Subdivision.

Recorded vote on the motion by Councillor Di Giorgio that the City Solicitor and Planning Staff attend the Ontario Municipal Board hearing.

For: Councillors DiGiorgio, Ford, Grimes, Hall, Mammoliti, Milczyn,
Nunziata, Palacio and Saundercook (9)

Absent: Councillors Holyday and Lindsay Luby