
North York Community Council

Meeting No.	19	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, October 7, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

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Meeting Date Tuesday, October 7, 2008
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Contact Francine Adamo, Committee Administrator
Phone 416-395-7348
E-mail nycc@toronto.ca

NY19.13	Adopted			Ward: 23
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Payment In-Lieu of Parking - 229 Sheppard Avenue West

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of six (6) parking spaces, subject to payment-in-lieu for two (2) parking spaces.
2. City Council direct that the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$10,000.00.

(September 11, 2008) Report from Director, Transportation Services, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of six (6) parking spaces, subject to payment-in-lieu for two (2) parking spaces.
2. City Council direct that the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces, based upon the proposed gross floor

area (GFA), which in this case amounts to \$10,000.00.

Financial Impact

Council's approval of this application will provide the City of Toronto with a \$10,000.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of six (6) parking spaces to permit the construction of a new office building, whereas four (4) parking spaces can be provided on-site.

Background Information (Committee)

Staff Report - Payment In-Lieu of Parking - 229 Sheppard Avenue West
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15670.pdf>

Speakers (Committee)

Gary Smith, GLS Planning & Design Inc.

NY19.17	Adopted			Ward: 25
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Installation of Traffic Control Signals - Leslie Street at 1105 Leslie Street

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council direct that traffic control signals be installed at the intersection of Leslie Street and the access to 1105 Leslie Street.

(September 18, 2008) Report from Director, Transportation Services Division, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that traffic control signals be installed at the intersection of Leslie Street and the access to 1105 Leslie Street.

Financial Impact

All costs associated with the installation of traffic control signals at the intersection of Leslie Street and the access to 1105 Leslie Street, estimated at \$160,000.00, will be borne by Monarch

Construction Limited, the developer of Carrington on the Park.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Leslie Street and the access to 1105 Leslie Street, north of Eglinton Avenue East.

The installation of traffic control signals at the intersection of Leslie Street and the access to 1105 Leslie Street is required as a condition of approval of Site Plan Application 04 150961 NNY 25 SA for the development of Carrington on the Park.

Background Information (Committee)

Staff Report - Installation of Traffic Control Signals - Leslie Street at 1105 Leslie Street
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15697.pdf>

Attachment 1 - Location map - Leslie Street at 1105 Leslie Street
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15698.pdf>

NY19.19	Adopted			Ward: 23
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Naming of Proposed Private Lane at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council name the proposed private lane at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue "OMB Folly", in order to note the most historically significant event to occur on this site, namely the Ontario Municipal Board decision to approve this development in contradiction of City Planning regulations, despite the strong objections of City Council, City Planning staff and the community.
2. City Council direct that Hallstone Group of Companies pay the costs, estimated to be in the amount of \$600.00, for the fabrication and installation of street name signs.
3. City Council direct that the owners of the proposed private lane or their successors shall maintain, at their own risk, the signage installed under Recommendation 2 of the report (September 18, 2008) from the City Surveyor.
4. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of a naming by-law.

(September 18, 2008) Report from Wally Kowalenko, City Surveyor

Committee Recommendations

North York Community Council recommends that:

1. City Council name the proposed private lane at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue "OMB Folly" in order to note the most historically significant event to occur on this site, namely the Ontario Municipal Board decision to approve this development in contradiction of City Planning regulations, despite the strong objections of City Council, City Planning staff and the community.
2. City Council direct that Hallstone Group of Companies pay the costs, estimated to be in the amount of \$600.00, for the fabrication and installation of street name signs.
3. City Council direct that the owners of the proposed private lane or their successors shall maintain, at their own risk, the signage installed under Recommendation 2 of the report (September 18, 2008) from the City Surveyor.
4. City Council authorize and direct the appropriate City Officials to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated cost of \$600.00 for the street name signs are to be paid by the applicant.

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report recommends that the proposed private lane at the residential development at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue be named "Connfield Lane". Naming the lane will facilitate the identification of the proposed units fronting thereon.

Background Information (Committee)

Staff Report & Attachment 1 - Naming of Proposed Private Lane at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15696.pdf>

NY19.23	Adopted			Ward: 23
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Site Plan Application - 5350 Yonge Street - St. George's Church Yonge St. Streetscape

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council, given the characteristics of the St. George's Church on Yonge Street,

require that a 5.0 metre sidewalk with enhanced pavement treatment along Yonge Street be provided to a maximum of \$53,000.00 to be paid by St. George's Church and the remaining costs to be funded through the development charges attributable to the entire redevelopment site.

(June 17, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council, given the characteristics of the St. George's Church on Yonge Street, require that a 5.0 metre sidewalk with enhanced pavement treatment along Yonge Street be provided to a maximum of \$53,000.00 to be paid by St. George's Church and the remaining costs to be funded through the development charges attributable to the entire redevelopment site.

Committee Decision Advice and Other Information

North York Community Council requested the Director, Community Planning, North York District, to review the paving standards in the City-approved policy for the North York Centre streetscape plan, in consultation with appropriate City staff and the local Councillors, and report back to the North York Community Council at its meeting in January 13, 2009.

Financial Impact

There are no financial implications arising from the adoption of this report.

Summary

This report responds to North York Community Council's June 10, 2008 direction to report on the outstanding site plan control matters for St. George's Church at 5350 Yonge Street.

Background Information (Committee)

Staff Report & Attachments 1-2 - Site Plan Application - 5350 Yonge Street - St. George's Church Yonge St. Streetscape

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15605.pdf>)

Speakers (Committee)

Reverend Canon John Wilton, on behalf of St. George's Church, applicant, and filed a proposed motion for the Community Council's consideration, as part of his submission.

Jennifer Schmidt

Vernon Gilbert

NY19.24	Adopted			Ward: 15
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City Council Decision

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2 to the report (September 12, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. City Council direct the Chief Planner to prepare a report bringing the Zoning By-laws for this area in conformity with the Official Plan, within one year.
4. City Council direct that a copy of the report (September 12, 2008) from the Director, Community Planning, North York District, be forwarded to Artscape and to Cultural Affairs with a request that they distribute it for information to the Toronto Arts Council and to other arts organizations.

Statutory - Planning Act, RSO 1990

(September 12, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2 to the report (September 12, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. City Council direct the Chief Planner to prepare a report bringing the Zoning By-laws for this area in conformity with the Official Plan, within one year.
4. City Council direct that a copy of the report (September 12, 2008) from the Director, Community Planning, North York District, be forwarded to Artscape and to Cultural Affairs with a request that they distribute it for information to the Toronto Arts Council and to other arts organizations.

Committee Decision Advice and Other Information

North York Community Council held a statutory public meeting on October 7, 2008, and notice was given in accordance with the *Planning Act*.

No-one addressed the North York Community Council.

Financial Impact

The recommendations in this report have no financial impact.

Summary

North York Community Council requested that in conjunction with the rezoning application for 458 Oakwood Avenue, consideration be given to amending the Official Plan related to this and adjacent residential properties for the section of Oakwood Avenue between Vaughan Road and Rogers Road to provide for additional uses that would support an “Arts District”. A concurrent report has been prepared addressing the rezoning application for 458 Oakwood Avenue and is before Community Council today.

The proposed amendment to the Official Plan would provide for additional arts-related uses along Oakwood Avenue between the intersections of Vaughan Road and Oakwood Avenue and Rogers Road and Oakwood Avenue. These provisions would be similar to the uses that are presently permitted at these intersections and would assist in the creation of an “Arts District” in this area.

The proposed Official Plan Amendment would maintain the character of the neighbourhood. The uses proposed in this Official Plan Amendment would also be compatible with other uses found within this section of Oakwood Avenue. The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

Background Information (Committee)

Staff Report & Attachments 1-2 - Final Report - Official Plan Amendment - Oakwood Avenue Arts District

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15569.pdf>)

NY19.25	Adopted			Ward: 15
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Final Report - Rezoning Application - 458 Oakwood Avenue

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council amend Zoning By-law No. 1-83 for the former City of York, as amended, for 458 Oakwood Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (September 12, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council direct that the cash-in-lieu payment be directed to the belt line cycling and walking trail to be used toward the enhancement of the pedestrian bridge that crosses Dufferin Street, north of Eglinton Avenue West.

Statutory - Planning Act, RSO 1990

(September 12, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council amend Zoning By-law No. 1-83 for the former City of York, as amended, for 458 Oakwood Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (September 12, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council direct that the cash-in-lieu payment be directed to the belt line cycling and walking trail to be used toward the enhancement of the pedestrian bridge that crosses Dufferin Street, north of Eglinton Avenue West.

Committee Decision Advice and Other Information

North York Community Council held a statutory public meeting on October 7, 2008, and notice was given in accordance with the *Planning Act*.

A staff presentation was made by Cassidy Ritz, Planner, Community Planning, North York District.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the Zoning By-law to allow for a three-storey walk-up apartment building with five rental units and one artist live-work unit. This application was made on October 6, 2006 and is not subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposal is consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The proposed development is also in keeping with the policies of the City's Official Plan.

The proposal is compatible with the surrounding neighbourhood and is consistent with the *Neighbourhoods'* policies of the Official Plan. The proposal also supports a proposed area specific Official Plan Amendment to develop an "Arts District" in this area, which is the subject of a concurrent report before Community Council today.

The proposal represents a scale and character of development that is consistent with the traditional low-scale, main street which has developed in this area and in adjacent sections of Oakwood Avenue. The proposal is provided with adequate parking.

Background Information (Committee)

Staff Report & Attachments 1-5 Final Report - Rezoning Application - 458 Oakwood Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15568.pdf>

Communications (Committee)

(September 18, 2008) e-mail from Diane Yee (NY.Main.NY19.25.1)

Speakers (Committee)

Ming Lau, Planner, Sorenson Gravely Lowes Planning Associates, on behalf of the applicant

NY19.27	Adopted			Ward: 25
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Appeal of Committee of Adjustment Decision and Request for Legal Staff and Outside Planning Consultant's attendance at the OMB - B0051/08NY; A0451/08NY; A0452/08NY - 18 Sherwood Avenue

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

(October 7, 2008) Member Motion from Councillor Jenkins

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

Summary

An application to the Committee of Adjustment (COA), North York Panel for the division of a parcel of residential lands into two parts for conveyance purposes for the creation of a new building lot fronting onto Sherwood Avenue was refused by the committee on August 13th, 2008. Planning staff did not report on this application. The applicant appealed the COA decision to the Ontario Municipal Board (OMB). To date, an OMB hearing date has not been set.

In August 2007, the City successfully defended a similar COA decision at the OMB for a division of property at 159 and 161 Owen Blvd. in the St. Andrew's community. Another similar appeal at 12 Aldershot was also turned down at the OMB. The OMB decisions stated that the proposed lots were not compatible with the predominant lot size and character of the area and would negatively impact adjacent homeowners. Approval of this consent request would set a precedent for other lots in the area.

Approval of the request to sever the current lot at 18 Sherwood Avenue would result in the creation of two sub-standard lots that would be significantly out of character with other properties on the street and in the community. It is not an appropriate development of the property.

This application, like the others that were turned down by the OMB, does not meet the development criteria for established neighbourhoods as described in the Official Plan. There are other parcels of land in the area that could be subject to severance and inappropriate redevelopment if this application is approved and it would set a precedent for future development in the area.

Background Information (Committee)

Member Motion - Representation at the Ontario Municipal Board - 18 Sherwood Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16116.pdf>

NY19.30	Adopted			Ward: 16
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Ontario Municipal Board Hearing – 348 Joicey Boulevard

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council authorize the City Solicitor and appropriate City staff to appear at the Ontario Municipal Board on November 26, 2008, to support the Committee of Adjustment's refusal of this application.

(October 7, 2008) Member Motion from Councillor Stintz

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor and appropriate City staff to appear at the Ontario Municipal Board on November 26, 2008 to support the Committee of Adjustment's refusal of this application.

Summary

On July 16, 2008 the Committee of Adjustment refused an application to sever a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot and the Minor Variance to construct a new two storey dwelling on each of the subdivided lots. Planning Staff recommended refusal of the application for Consent and Minor Variances. The Committee of Adjustment refused applications B0045/08NY, A0398/08NY and A0399/08NY on the following grounds:

1. The intent and purpose of the Official Plan is not maintained.
2. The general intent and purpose of the Zoning By-Law is not maintained.
3. The variance is not considered desirable for the appropriate development of the land.
4. The Committee does not consider the variance minor in nature.

The applicant appealed the refusal to the Ontario Municipal Board.

Background Information (Committee)

Member Motion - Representation at the Ontario Municipal Board - 348 Joicey Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16100.pdf>

NY19.32	Adopted			Ward: 23
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Appeal of Committee of Adjustment Decision & Request for Legal Staff and Appropriate City Staff to Attend the OMB Hearing - A0428/08NY - 96 Johnston Avenue

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council instruct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in opposition of the approval of the finished first floor height and overall building height variances relating to Committee of Adjustment application A0428/08NY.

(October 3, 2008) Member Motion from Councillor Filion

Committee Recommendations

North York Community Council recommends that:

1. City Council instruct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in opposition of the approval of the finished first floor height and overall building height variances relating to Committee of Adjustment application A0428/08NY.

Summary

A Committee of Adjustment hearing was held on July 30, 2008 in regards to File No. A0428/08NY, an application for variances from the provisions of the North York Zoning By-law 7625, as amended, for the property at 96 Johnston Avenue. The application sought variances to permit an east side yard setback of 1.2 metres to the existing dwelling whereas a minimum of 1.8 metres is required, a west side yard setback of 1.5 metres to the existing dwelling whereas a minimum of 1.8 metres is required, a proposed lot coverage of 32% (193.2 m²) whereas a maximum of 30% (181.1 m²) is permitted, a proposed finished first floor height of 2.89 metres whereas a maximum of 1.5 metres is permitted, and a proposed building height of 9.5 metres whereas a maximum of 8.8 metres is permitted. The variances are to permit the construction of a new two-storey dwelling. The Committee approved the application for the variances at this hearing.

A third party has appealed the Committee decision to the Ontario Municipal Board. An OMB hearing date has not yet been scheduled for this application.

A staff report dated July 23, 2008 noted that there have been no variances requested or granted in the vicinity of the subject property for building height or finished first floor height. Staff also noted that the two-storey dwelling immediately adjacent to the subject property, which was built in 2004, did not require such variances to the Zoning By-law. Staff's recommendation to the Committee was to refuse the application.

The proposed two-storey dwelling represents an overdevelopment of the lot and does not meet intent of Official Plan that requires compatibility with the physical character of the neighbourhood. City Planning staff does not support the decision of the Committee of Adjustment in approving the application.

Background Information (Committee)

Member Motion - Representation at the Ontario Municipal Board - 96 Johnston Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16101.pdf>

Staff Report - 96 Johnston Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16122.pdf>

NY19.33	Adopted			Ward: 15
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Appeal of Committee of Adjustment Decision & Request for Legal Staff and Appropriate City Staff to Attend the OMB Hearing A0405/08NY - 148 Shelborne Avenue

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council instruct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in support of the approval of the variances relating to Committee of Adjustment application A0405/08NY.

(October 7, 2008) Member Motion from Councillor Moscoe

Committee Recommendations

North York Community Council recommends that:

1. City Council instruct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in support of the approval of the variances relating to Committee of Adjustment application A0405/08NY.

Summary

A Committee of Adjustment hearing was held on July 16, 2008 in regards to File No. A0405/08NY, an application for variances from the provisions of the North York Zoning By-law 7625, as amended, for the construction of a place of worship on the property at 148 Shelborne Avenue. The application was deferred sine die in order to provide the applicant an opportunity to further consult with neighbouring property owners, and was rescheduled for the September 10, 2008 Committee hearing.

The applicant sought variances to permit a front yard setback of 4.57 metres to the proposed building whereas a minimum of 7.5 metres (which may be decreased by up to 1.0 metre) is required, a west side yard setback of 2.0 metres to the proposed building whereas a minimum of 4.4 metres (half the height of the building) is required, an east side yard setback of 2.4 metres to the proposed building whereas a minimum of 4.4 metres (half the height of the building) is required, a proposed 1.5-metre landscape buffer along the east property line whereas a minimum of 3 metres is required, a proposed 1.0-metre landscape buffer along the north property line whereas a minimum of 1.5 metres is required, thirteen (13) proposed parking spaces whereas a minimum of thirty-seven (37) spaces are required, and distances of approximately 140 metres, 160 metres, 220 metres, 230 metres and 260 metres between the proposed building and other places of worship whereas a minimum distance between lots with a place of worship shall be 304.8 metres. Staff did not provide any written recommendations to the Committee, which subsequently approved the application for the variances at this hearing.

A third party has appealed the Committee decision to the Ontario Municipal Board. An OMB hearing date has not yet been scheduled for this application.

Background Information (Committee)

Member Motion - Representation at the Ontario Municipal Board - 148 Shelborne Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16102.pdf>

Notice of Decision - Committee of Adjustment - 148 Shelborne Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16123.pdf>

NY19.34	Adopted			Ward: 23
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Appeal of Committee of Adjustment Decision and Staff Representation at the Ontario Municipal Board - 67 Florence Avenue

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council authorize the City Solicitor and appropriate City Planning Division staff to attend the Ontario Municipal Board hearing to uphold the Zoning By-law and the Official Plan, and support the refusal by the Committee of Adjustment.

(October 7, 2008) Member Motion from Councillor Filion

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor and appropriate City Planning Division staff to attend the Ontario Municipal Board hearing to uphold the Zoning By-law and the Official Plan, and support the refusal by the Committee of Adjustment.

Summary

An application to the Committee of Adjustment, North York Panel for the severance of the lot into two parcels and the construction of a two-storey detached dwelling with an integral garage on each lot was refused on September 10, 2008 (file numbers B0058/08NY, A0494/08NY and A0495/08NY).

The variances requested frontages of 7.6 m and lot areas of 301 m².

The decision has been appealed by the applicant.

Planning staff recommended refusal of the applications.

The Councillor is requesting that Legal and Planning Staff attend the Ontario Municipal Board hearing to defend the Committee of Adjustment decision.

Background Information (Committee)

Member Motion - Representation at the Ontario Municipal Board - 67 Florence Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16117.pdf>)

Staff Report - Division of Lot - 67 Florence Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16118.pdf>)

Notice of Decision 1 - Committee of Adjustment - 67 Florence Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16119.pdf>)

Notice of Decision 2 - Committee of Adjustment - 67 Florence Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16120.pdf>)

Notice of Decision 3 - Committee of Adjustment - 67 Florence Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16121.pdf>)

Submitted Tuesday, October 7, 2008

Councillor Maria Augimeri, Chair, North York Community Council