
City Council

Motion without Notice

MM38.27	ACTION			Ward: 19
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Ontario Municipal Board Hearing – LOFT Community Housing Services - 790 Queen Street West - by Deputy Mayor Pantalone, seconded by Councillor Perks

*•This Motion has been deemed urgent by the Chair.
Council has added this Motion to the agenda for debate.*

Recommendations

Deputy Mayor Pantalone, seconded by Councillor Perks, recommends that:

1. City Council direct the City Solicitor and staff from the appropriate City Divisions to attend the upcoming Ontario Municipal Board (OMB) hearing in opposition to the Committee of Adjustment refusal decision of a minor variance application for 790 Queen Street West (File#: A0385/09 TEY).

Summary

On Wednesday June 17, 2009, the Toronto East York Committee of Adjustment refused a minor variance application from Stantec Architects on behalf of LOFT Community Services for an addition to John Gibson House at 790 Queen Street West (legal-non-conforming use) and an exemption from an additional four parking spaces.

Affordable housing at John Gibson House has been provided through LOFT Community Services since 1983. This historic city owned building offers well-integrated housing for older adults and seniors within the community, but, regretfully, it is a house form that does not fit the mobility, privacy, and safety needs of the residents. Not only will LOFT's proposed renovation improve the standard of living for their residents and provide more units and enhance fire safety, but will do so within the same general planning footprint with the removal of the existing addition. Furthermore, the proposal for this heritage property within Trinity Bellwoods Park will not result in the loss of a single tree or one blade of grass. In fact, new trees will be added.

Despite support from City of Toronto's Heritage Preservation Services, City Planning, the local Councillor and some community members, the Committee of Adjustment rejected the application essentially due to an argument centred on heritage issues, rather than the requested variances. The applicant is appealing the refusal decision to the OMB.

The local City Councillor has reviewed the application and finds it to be in conformity with the character of the neighbourhood, and believes that the City should help, not hinder, those who seek to renovate existing buildings with the goal of adding safer and improved supportive housing. A two-day hearing has been requested and could occur as early as mid-September, making this an urgent item.

(Submitted to City Council on August 5, 2009 as MM38.27)

Background Information

Notice of Decision, Committee of Adjustment, Toronto and East York Panel
(<http://www.toronto.ca/legdocs/mmis/2009/mm/bgrd/backgroundfile-22712.pdf>)