
City Council

Motion without Notice

MM51.8	ACTION			Ward: 18
--------	--------	--	--	----------

**Ontario Municipal Board Hearing – Committee of Adjustment
Application – 31 Northern Place - by Councillor Giambrone, seconded
by Councillor Fletcher**

** Notice of this Motion has not been given.*

** This Motion is subject to referral to the Toronto and East York Community Council. A two thirds vote is required to waive referral.*

** This Motion relates to an Ontario Municipal Board Hearing and has been deemed urgent.*

Recommendations

Councillor Giambrone, seconded by Councillor Fletcher, recommends that:

1. City Council authorize the City Solicitor to appeal the decisions of the Committee of Adjustment for 31 Northern Place, file numbers B0049/10TEY and A0395/10TEY to A0398/10TEY.
2. City Council authorize the City Solicitor and appropriate staff to attend the Ontario Municipal Board in support of the appeal.

Summary

The applicant for 31 Northern Place, submitted an application to the Toronto and East York District Committee of Adjustment to sever the property into four dwelling lots and to construct a three-storey rowhouse on each lot. A single-family detached dwelling is currently located on the site.

Consent is required to sever the property and numerous variances are requested. These include variances for gross floor area, front and rear yard setbacks, width of a stair enclosure, and parking which cumulatively result in an overdevelopment of the lot.

The Committee of Adjustment for the City of Toronto (North District) approved the applications subject to a condition of Urban Forestry.

Planning staff recommended that Committee refuse a number of variances.

The Ontario Municipal Board has not set a hearing date.

The Councillor is requesting that the City Solicitor appeal the decisions of the Committee and that Legal Services and that appropriate City staff appear at the Ontario Municipal Board hearing in support of the appeal.

(Submitted to City Council on July 6 and 7, 2010 as MM51.8)