

City Council**Motion Without Notice**

MM8.37	ACTION			Ward: 1
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29 Hadrian Drive - Request for the City Solicitor to Attend the Toronto Local Appeal Body - by Councillor Michael Ford, seconded by Councillor Stephen Holyday

** This Motion has been deemed urgent by the Chair.
* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Michael Ford, seconded by Councillor Stephen Holyday, recommends that:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment's decision regarding Minor Variance Application A0226/19EYK respecting 29 Hadrian Drive.
2. City Council authorize the City Solicitor and appropriate City Staff to attend at the Toronto Local Appeal Body hearing to oppose Application A0226/19EYK respecting 29 Hadrian Drive, and to retain outside consultants, as necessary.
3. City Council authorize the City Solicitor to resolve the appeals in the City Solicitor's discretion and in consultation with the Ward Councillor and the Director of Community Planning, Etobicoke York District.

Summary

On June 6, 2019, the Etobicoke York District Panel of the Committee of Adjustment (the "Committee") approved an application brought by the owner of 29 Hadrian Drive for the following variances to the Zoning By-law: lot area, lot frontage and a deficient number of parking spaces, three parking spaces are required and a total of two (2) are proposed. A copy of the Committee's decision is attached. The Application seeks to demolish the existing one-storey single detached dwelling to construct a new triplex.

In the report (May 29, 2019) from the Director, Community Planning Etobicoke York District, Community Planning Staff opposed the proposed Application. A copy of the Planning report is attached. Although a triplex is a permitted building type on the subject site, Community Planning Staff opined that the proposed triplex exceeds the scale of development contemplated in the Zoning By-law for this size of lot. In addition, the Application proposed two (2) parking spaces in the rear yard of the subject property, however, a rear yard condition with two (2) parking spaces would introduce a new characteristic that does not currently exist in the area.

Community Planning staff opined that the rear parking spaces does not respect and reinforce the prevailing open space character of the neighbourhood and thus, is inconsistent with Official Plan Policy 4.1.5(g).

This matter is urgent as the deadline for the City of Toronto to appeal the Committee's decision is June 26, 2019.

Background Information (City Council)

Member Motion MM8.37

Committee of Adjustment, Etobicoke York Panel Notice of Decision on application for Minor Variance/Permission for 29 Hadrian Drive

(<http://www.toronto.ca/legdocs/mmis/2019/mm/bgrd/backgroundfile-134840.pdf>)

(May 29, 2019) Report from the Director, Community Planning, Etobicoke York District on 29 Hadrian Drive

(<http://www.toronto.ca/legdocs/mmis/2019/mm/bgrd/backgroundfile-134841.pdf>)