
City Council

Motion without Notice

MM50.9	ACTION			Ward: 6
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Requesting Council authority to appeal the Committee of Adjustment Decision for File A113/10EYK (3645/3647 Lake Shore Blvd West) - by Councillor Grimes, seconded by Councillor Saundercook

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

Recommendations

Councillor Grimes, seconded by Councillor Saundercook, recommends that:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment decision of June 3, 2010 regarding 3645/3647 Lake Shore Blvd West (A113/10EYK) to the Ontario Municipal Board (OMB).
2. City Council authorize the City Solicitor to attend the OMB hearing for 3645/3647 Lake Shore Blvd West and to retain outside planning assistance if necessary.

Summary

On June 3, 2010 the Committee of Adjustment approved a variance application for 3645/3647 Lake Shore Blvd West (A113/10EYK). The proposal is for a partial second and third floor addition that would create seven residential bachelor units and one ground floor retail unit. The variance requested is in respect of parking: City of Toronto By-law No.1055-2004 requires a minimum of nine parking stalls on-site to serve the residential and commercial uses, and the site plan submitted with the application illustrates just two non-functional stalls provided at the rear of the site.

City of Toronto Transportation Services recommended refusal of the application because the applicant did not propose any additional on-site parking for the proposed residential units and because there is no long term parking available to satisfy the parking demand generated by residential visitors and tenants.

Further, this development will have an adverse impact on the local business and residential community. The proposed parking space shortfall will adversely impact homeowners and local businesses in the area because tenants and visitors of the proposed apartments will have to rely on street parking exclusively for both day time and overnight parking, thus creating a greater demand on already scarce street parking. The proposed development is located adjacent to a restaurant and the commercial parking units existing on the street are already regularly used late into the evening.

It is anticipated that there will be a further decrease in area parking because the Avenue study developed for this area of Lake Shore Blvd West recommends removal of the angled parking and replacement with fewer parallel parking spots. As well, proposed LRT in this area will further reduce the available parking.

As the local Councillor, I request Council authorize the City Solicitor to appeal the Committee of Adjustment Decision for file no. A113/10EYK to the Ontario Municipal Board, to retain outside planning assistance if necessary, and to attend the OMB hearing for the abovementioned matter.

(Submitted to City Council on June 8 and 9, 2010 as MM50.9)