TORONTO Member Motion

City Council

Motion without Notice

MM7.17	ACTION			Ward: 16

Request for City Representation at the Ontario Municipal Board Hearing – B0058/10NY, A0673/10NY & A0674/10NY - 687 Woburn Avenue – Ward 16 - by Councillor Karen Stintz, seconded by Councillor David Shiner

**** 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 Karen Stintz, seconded by Councillor David Shiner recommends that:

1. City Council authorize the City Solicitor to retain outside planning consultant(s) and the City Solicitor and outside planning consultant(s) attend the Ontario Municipal Board hearing to uphold the Committee of Adjustment's decision on 687 Woburn Avenue.

Summary

On March 24, 2011 the Committee of Adjustment unanimously refused a Consent Application to sever a parcel of residential lands into two parts for the creation of new residential building lots and the Minor Variance/Permissions to construct a new two storey detached dwelling on each of the subdivided lots.

The applicant appealed the Committee decision to the Ontario Municipal Board. A hearing has not been scheduled as yet.

Planning Staff, concerned with overdevelopment of the site “recommended the building height be refused to be more in keeping with the prevailing built form in the area, the proposed building length be reduced to prevent an overdevelopment of the site, and the reversed-slope driveway be constructed in accordance with drawings submitted to, and approved by, the Toronto Water Division.”

In the unanimous opinion of the Committee, the Consent Application did not satisfy the requirements of Section 51(24) of the Planning Act for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the dimensions and shapes of the proposed lots has not been

demonstrated.

The lot study concluded that over 90% of the study area has lot frontages of 40 feet or greater making the proposed building scheme - to create two identical dwellings on two undersized 30 foot lots out of keeping with the size, scale and massing of the existing homes in the neighbourhood. The two Minor Variance/Permission Applications which were submitted under Waiver, required variances from both the North York and City of Toronto Zoning By-laws for lot coverage, building height, building length, lot frontage, side yard setbacks and below-grade garages.

(Submitted to City Council on April 12 and 13, 2011 at MM7.17)