
City Council

Motion without Notice

MM9.13	ACTION			Ward: 37
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Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision on 1411 Warden Avenue (File A107/11SC) - by Councillor Michael Thompson, seconded by Councillor Paul Ainslie

- *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 Thompson, seconded by Councillor Paul Ainslie, recommends that:

1. City Council authorize the City Solicitor to attend the Ontario Municipal Board appeal hearing with planning staff and to retain outside planning assistance, if necessary, in support of the Committee of Adjustment decision to partially approve the application with respect to 1411 Warden Avenue (File Number A107/11SC).

Summary

The Scarborough Panel of the Committee of Adjustment at its meeting of June 7, 2011 approved in part a variance application for the COSTCO premises at 1411 Warden Avenue, permitting the reduction to the required parking requirement and allowing 18 spaces in the front yard but refusing the variance to establish a fourth island. The applicant has advised that COSTCO is considering an appeal of the Committee of Adjustment decision to the Ontario Municipal Board.

Due to the summer schedule of meetings I want to ensure that staff has the authority from City Council to attend at an Ontario Municipal Board hearing regarding this matter and outside consultants can be retained if needed.

The Committee of Adjustment at its meeting on June 4, 2009 approved the variance to permit three islands (12 pumps). The Committee of Adjustment panel made the decision based on traffic studies which stated there would be little impact on traffic. The immediate community and I objected at the Committee of Adjustment hearing to the variance stating there would be traffic chaos as a result of the gas bar. Our worst concerns have been realized with total traffic chaos and paralysis. With the large fluctuation of gas prices at times this community comes to a standstill where vehicles have a hard time getting out of the residential streets and Canadian Road becomes a parking lot.

At the June 7th, 2011 meeting of the Committee of Adjustment, I appeared in support of the variances dealing with reducing the parking requirement and allowing 18 spaces in the front yard which would make it possible to ensure that the queuing for the gas bar will occur on the COSTCO property relieving the traffic chaos on Canadian Road.

If the fourth island were to be permitted by the Ontario Municipal Board this would only bring additional traffic to the neighbourhood. The three island configuration along with the queuing on the COSTCO property goes a long way to resolving the traffic issues.

(Submitted to City Council on June 14 and 15, 2011 as MM9.13)

Background Information

(June 7, 2011) Committee of Adjustment Scarborough Panel, Notice of Decision