
City Council

Motion without Notice

MM10.19	ACTION			Ward: 6
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Request for Attendance at an Ontario Municipal Board Hearing – Appeal of Committee of Adjustment Decision on 40 Woodbury Road - A18/11EYK - by Councillor Mark Grimes, seconded by Councillor Sarah Doucette

**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 Mark Grimes, seconded by Councillor Sarah Doucette, recommends that:

1. City Council authorize the Chief Planner and Executive Director, City Planning and the City Solicitor to attend the Ontario Municipal Board appeal hearing and to retain outside planning assistance if necessary in support of the Committee of Adjustment decision to refuse the applications with respect to 40 Woodbury Road File 3A18/11EYK.

Summary

The Etobicoke York Panel of the Committee of Adjustment at its meeting of March 24, 2011 refused the requested variances 40 Woodbury Road, File 3 A18/11EYK in order to legalize and to maintain an existing 5 unit apartment building.

The applicant has appealed the Committee's decision to the Ontario Municipal Board. The Ontario Municipal Board will be considering an appeal of the Committee of Adjustment decision to refuse the application at a date yet to be determined.

This Motion is made to authorize the Chief Planner and the Executive Director, City Planning and the City Solicitor to attend the Ontario Municipal Board to uphold the decision of the Etobicoke York Committee of Adjustment with respect to File Numbers A18/11EYK.

Residents in the neighbourhood of this address have made numerous complaints that cars from this residence are parked overnight and during the daytime hours on the side streets, impeding snow removal, impeding garbage pickup, blocking traffic flow etc. Concerns have also been raised regarding the upkeep of the building and the overflow of garbage on the street. There currently is insufficient space to store garbage for the number of residents of the building.

This area is primarily a single-family home community with large numbers of children and seniors in the area. The requirements for the proposed larger multi residential building are much greater than a triplex. The lot is not sufficient in size to support further parking or additional garbage storage.

Parking on the street is a major issue. So too is allowing an increase to onsite parking. This requires paving over a larger proportion of the yard then permitted under zoning bylaws and increases storm water runoff and other issues for neighbours. In Alderwood, there is increasing problems with storm water management and flooding of yards due to inappropriate paving runoff from neighbours' yards.

It is not appropriate for property owners to change the number of units in a building, not adhere to the proper policies on Solid waste management and parking, and then seek relief through the committee of adjustment to legalize their buildings. The requested variance would have a negative impact on the community, as it already has.

The Ontario Municipal Board will be considering an appeal of the Committee of Adjustment decision to refuse the application at a date yet to be determined.

(Submitted to City Council on July 12 and 13, 2011 as MM10.19)