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**City Council**

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**Motion without Notice**

MM13.4	ACTION			Ward:21
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**Authorization for City position at the Ontario Municipal Board - A0286-11TEY - 118 Glenayr Road - by Councillor Joe Mihevc, seconded by Councillor Adam Vaughan**

*\*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 Joe Mihevc, seconded by Councillor Adam Vaughan, recommends that:

1. City Council authorize the City Solicitor and any necessary staff to attend the OMB hearing on November 8, 2011 to support the Committee of Adjustment's decision regarding 118 Glenayr Road.

**Summary**

The Toronto and East York Panel of the Committee of Adjustment refused an application for variances at 118 Glenayr Road on August 3, 2011. The owner is appealing this decision to the Ontario Municipal Board on November 8, 2011.

The Toronto and East York panel of the Committee of Adjustment made the right decision in rejecting the application. The density and impacts on neighbours are out of line with the character of the neighbourhood. The applicant's proposal is simply too large for the site.

The applicant plans to demolish a two-storey house and replace it with a home almost twice its size on the same lot. The size and location of this proposed development is out of character with the neighbourhood.

Although some aspects of the applicant's proposal seem minor and acceptable, others are out of character with the neighbourhood. The applicant has requested almost double the allowable GFA and for a below-grade integral garage, neither of which is acceptable to Planning or to the local residents.

(Submitted to City Council on October 24 and 25, 2011 as MM13.4)