

---

**City Council**

---

**Motion Without Notice**

MM16.8	ACTION			Ward:24
--------	--------	--	--	---------

**Appeal by Concord Adex of Minor Variance Decision; Lands at 1001 – 1019 Sheppard Avenue East, and specifically 15 Singer Court - moved by Councillor David Shiner, seconded by Councillor John Parker**

*\* 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 David Shiner, seconded by Councillor John Parker, recommends that:

1. City Council direct the City Solicitor to attempt to negotiate a settlement at the Ontario Municipal Board that would allow for the variances in parking space and locker space sizes, as requested in Committee of Adjustment Application No. A595/11NY respecting 1010 Sheppard Avenue East and specifically 15 Singer Court, provided that Concord Adex agrees to implement the following measures to the satisfaction of the Acting Director of Transportation Services, North York District:
  - Signage indicating "Low Hanging Bar" be installed where parking spaces do not meet height requirements due to as constructed pipes;
  - the applicable parking stall lines will be repainted; and
  - metal fire hose cabinets are to be replaced with smaller hose bags.
2. In the event a settlement cannot be reached, City Council direct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing to oppose the appeal, and to support the Decision of the Committee of Adjustment in Application No. A595/11NY refusing the parking and storage variances.

**Summary**

On December 14, 2011 the Committee of Adjustment refused a variance application by Concord Adex Investments Limited. The variances sought were in respect to some substandard parking spaces and locker sizes in a residential tower under construction.

Some of the parking spaces were obstructed on one side, or did not meet the length and width of parking spaces, as required by the Zoning By-law.

Subsequent to the Committee's refusal, Concord Adex has appealed the decision to the Ontario Municipal Board. No date for hearing has yet been set. The Ward Councillor has had ongoing discussions with representatives from Concord Adex.

(Submitted to City Council on February 6 and 7, 2012 as MM16.8)