TORONTO Member Motion

City Council

Notice of Motion

MM23.13	ACTION			Ward:27

Request for City Representation at the Ontario Municipal Board Hearing –A0102/12TEY on 11 Thornwood Road – by Councillor Kristyn Wong-Tam, seconded by Councillor Pam McConnell

**** Notice of this Motion has been given.***
**** This Motion is subject to referral to the Toronto and East York Community Council. A two thirds vote is required to waive referral.***
**** This Motion relates to an Ontario Municipal Board Hearing and has been deemed urgent.***

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Pam McConnell, recommends that:

1. City Council direct the City Solicitor to attend at the Ontario Municipal Board in support of the Committee of Adjustment decision to refuse the minor variance application at 11 Thornwood Road and authorize the City Solicitor to retain outside consultants as necessary.

Summary

On March 21, 2012 the Toronto and East York Panel of the Committee of Adjustment refused a Minor Variance application to permit the construction of a new two-storey single detached dwelling on a ravine lot at 11 Thornwood Road. Variances had been sought to reduce the setback from the Ravine Impact Boundary for a portion of the building, reduce the side yard setback and reduce the amount of soft landscaped open space. The proposed development is located within the boundaries of the South Rosedale Heritage Conservation District.

The applicant has appealed the Committee of Adjustment's decision to the Ontario Municipal Board.

City Council has previously adopted Item TE7.9 at its meeting of June 14, 2011 refusing the application to demolish a structure on a designated property under Part V of the *Ontario Heritage Act* and authorized the City Solicitor to attend at the Ontario Municipal Board to support the refusal. If adopted, this recommendation will direct the City Solicitor to appear in opposition to the proposed variances.

The requested variances are not appropriate and the current building is a significant heritage resource that should be protected. The design of the new house would have a negative impact on the heritage character of the South Rosedale Heritage Conservation District.

The Ontario Municipal Board has consolidated the appeals of this matter and a prehearing is scheduled for June 21, 2012. As such, this is a time sensitive matter.

(Submitted to City Council on May 8 and 9, 2012 as MM23.13)

Background Information (City Council)

Member Motion MM23.13
Committee of Adjustment, Toronto and East York Panel Notice of Decision on application for Minor Variance/Permission for 11 Thornwood Road