

**City Council****Motion without Notice**

MM25.52	ACTION			Ward:1
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**Representation at an Ontario Municipal Board Hearing – 72 Bankview Circle - by Councillor Vincent Crisanti, seconded by Councillor Peter Milczyn**

- \* 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 Vincent Crisanti, seconded by Councillor Peter Milczyn, recommends that:

1. City Council authorize the City Solicitor and City Planning Staff to attend the Ontario Municipal Board hearing to support the Etobicoke York Committee of Adjustment’s decisions refusing the application for a minor variance at 72 Bankview Circle.

**Summary**

The owner of 72 Bankview Circle has filed an appeal to the Ontario Municipal Board after her application to the Etobicoke York Committee of Adjustment for a minor variance allowing two basement apartments on the property was rejected.

The property in question is a single family house, as are the remainder of the properties on the street. The appellant has shown good faith toward by virtue of having pursued a minor variance at Committee of Adjustment; many property owners in the area are absentee landlords who operate illegal rooming houses catering to students. From that perspective, the owner of 72 Bankview Circle should be commended for working through the proper channels.

However, the proposed use remains problematic. The City and successive councillors have been trying to resolve the problem of illegal rooming houses around Humber College and to mitigate their detrimental impacts on the neighbourhood.

The property is zoned Residential Zone (R3) and also subject to Site Specific By-law 1986-285. The former Etobicoke Zoning By-law 1985-285 permits residential uses to be limited to the following: one-family detached dwellings, semi-detached dwellings, and row dwellings. It is not in the best interests of the City or the community to deviate from the Zoning By-Law under this circumstance.

(Submitted to City Council on July 11 and 12, 2012 as MM25.52)

## **Background Information (City Council)**

Member Motion MM25.52

(May 2, 2012) Report from the Director, Community Planning, Etobicoke York District on Committee of Adjustment Application

(<http://www.toronto.ca/legdocs/mmis/2012/mm/bgrd/backgroundfile-49080.pdf>)