Member Motion

City Council

Notice of Motion

MM27.2	ACTION			Ward:29

170 Westwood Avenue - Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Matter (No. B0021/12TEY & A0185-A0194/12TEY) - by Councillor Mary Fragedakis, seconded by Councillor Norm Kelly.

**** 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 Mary Fragedakis, seconded by Councillor Norm Kelly, recommends that:

1. City Council direct the City Solicitor to attend the Ontario Municipal Board in support of the Committee of Adjustment's decision to refuse the consent and minor variances related to 170 Westwood Avenue.

Summary

The Toronto East York Panel of the Committee of Adjustment, at its meeting of October 3, 2012 refused an application for consent and minor variances requested by the applicant for the property at 170 Westwood Avenue (file numbers B0021/12TEY & A0185-A0194/12TEY).

The applicant seeks to demolish a place of worship currently located on this site in order to sever the property into ten residential lots and construct ten three-storey residential houses (four pairs of semi-detached houses and two detached houses) fronting onto Westwood Avenue and Floyd Avenue.

The variances sought are for height, building coverage, floor space index, and front yard landscaping for each of the proposed houses.

The proposal would result in overdevelopment of the site and houses that are not in keeping with the character of this neighborhood. The scale and massing of the proposed houses is too great and would not fit with the built form characteristics of houses in the area. Furthermore, the reduction in front yard landscaping and increase in curb cuts would have negative impacts on the surrounding community and have the potential to impact street parking and the streetscape in a manner which does not represent good planning.

The applicant has appealed the Committee of Adjustment's decision to the Ontario Municipal Board. No hearing date has been scheduled yet.

This Motion is made to City Council to direct the City Solicitor to attend the Ontario Municipal Board Hearing together with appropriate staff members in support of the Committee of Adjustment's decision to refuse the consent and variances for 170 Westwood Avenue.

(Submitted to City Council on October 30 and 31, 2012 as MM27.2)

Background Information (City Council)

Member Motion MM27.2
Committee of Adjustment Toronto and East York Panel Notice of Decision on Consent Application for 170 Westwood Avenue
(http://www.toronto.ca/legdocs/mmis/2012/mm/bgrd/backgroundfile-51437.pdf)