Member Motion

City Council

Notice of Motion

MM33.18	ACTION			Ward:19

43 Shannon Street - Request for City Solicitor to attend at the Ontario Municipal Board - by Councillor Mike Layton, seconded by Councillor Gord Perks

**** Notice of this Motion has been given.***
**** This Motion is subject to referral to the Toronto 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 Mike Layton, seconded by Councillor Gord Perks, recommends that:

1. City Council direct the City Solicitor, appropriate staff, and outside planning experts as required, to appear at the Ontario Municipal Board to support the Toronto and East York Committee of Adjustment's refusal of the application for variances for 43 Shannon Street.

Summary

At its hearing on February 20, 2013, the Committee of Adjustment refused Application No. A0912/12TEY respecting 43 Shannon Street. The application was a request to legalize an existing rear second floor addition, rear deck, rear staircase, front basement entrance, rear basement entrance and two dwelling units constructed to the two-storey row house without permits.

This application represents an over-development of the site. The Committee of Adjustment refused the variances on the grounds that they did not maintain the general intent of the Official Plan or the Zoning By-law, were not considered desirable for the appropriate development of the land and were not considered minor.

The applicant has appealed the refusal of the Committee of Adjustment to the Ontario Municipal Board. The hearing date has been scheduled for May 23, 2013.

(Submitted to City Council on May 7 and 8, 2013 as MM33.18)

Background Information (City Council)

Member Motion MM33.18
Committee of Adjustment, Toronto and East York Panel - Notice of decision on minor variance

for 43 Shannon Street
(http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-58120.pdf)
Public Hearing Notice regarding 43 Shannon Street
(http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-58121.pdf)
Plans - 43 Shannon Street
(http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-58122.pdf)