

City Council

Notice of Motion

MM36.4	ACTION			Ward:23
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Staff Representation at an Ontario Municipal Board Hearing for 56 Kingsdale Avenue - by Councillor John Filion, seconded by Councillor Josh Matlow

** Notice of this Motion has been given.*

** This Motion is subject to referral to the North 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 John Filion, seconded by Councillor Josh Matlow, recommends that:

1. City Council authorize the City Solicitor to appeal the approval of the minor variances for 56 Kingsdale Avenue and authorize the City Solicitor to attend the Ontario Municipal Board hearing in opposition to the Committee of Adjustment's approval of the minor variance with respect to the finished first floor height.

Summary

On May 23, 2013, the Committee of Adjustment North York Panel considered an application for Minor Variances submitted by the agent, on behalf of the owner, to permit the construction of a new two-storey dwelling at 56 Kingsdale Avenue. The application included a proposed finished first floor height of 2.60 m. Based on the front elevations provided by the applicant, this variance would require 14 steps from the driveway to the front entrance of the home.

At the hearing on May 23, 2013, the Committee approved the application, with the proposed finished first floor height reduced to 2.50 m. Although this is less than what was originally requested, this variance would still require at least 13 steps from the driveway to the front entrance of the home, significantly more than the 4 to 6 steps typically seen in the neighbourhood.

(Submitted to City Council on June 11 and 12, 2013 as MM36.4)

Background Information (City Council)

Member Motion MM36.4

Committee of Adjustment, North York Panel - Notice of Decision on application for Minor Variance/Permission for 56 Kingsdale Avenue, Memorandum from Councillor John Filion, Ward 23, Willowdale, and Public Hearing Notice for Minor Variance/Permission for 56

Kingsdale Avenue

(<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-59034.pdf>)