

City Council

Notice of Motion

MM36.8	ACTION			Ward:5
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Request for Attendance at an Ontario Municipal Board Hearing - appeal of the Committee of Adjustment decision for 6 Smithfield Drive - by Councillor Peter Milczyn, seconded by Councillor Denzil Minnan-Wong

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Etobicoke 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 Peter Milczyn, seconded by Councillor Denzil Minnan-Wong, recommends that:

1. City Council direct the City Solicitor to appeal to the Committee of Adjustment decision granting variances for 6 Smithfield Drive (A210/13EYK).
2. City Council direct the City Solicitor to attend the Ontario Municipal Board to oppose the variances sought for 6 Smithfield Drive and authorize the City Solicitor to retain an outside planning consultant as necessary.

Summary

On Thursday, May 23, 2013 an application for minor variances for 6 Smithfield Drive (A210/13EYK) was approved subject to certain conditions by the Etobicoke York Committee of Adjustment. The applicant sought four (4) variances in order to construct a new detached dwelling with an integral garage. The variances were for coverage, dwelling depth, floor space index and use. The land is currently a parking lot. In 1967 this property was converted from R2 to Limited Commercial (CL). The bylaw permits automobile parking and landscaping.

Planning Staff's report to The Committee of Adjustment recommended that the application be deferred sine die, in order for the applicant to revise the plans to be more in accordance with the Etobicoke Zoning Code. The report suggests that the proposed Floor Space Index would not be in keeping with the character of the homes in the area.

There are objections to the proposal from the adjacent residential property owner to the north, and the commercial owner to the south of this site. There are concerns regarding the impact this proposal would have on the access to, and use, of the adjacent property at 172 The Queensway, as well as the existing commercial parking needs in this area.

(Submitted to City Council on June 11 and 12, 2013 as MM36.8)

Background Information (City Council)

Member Motion MM36.8

<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-59151.pdf>

Memorandum from Councillor Peter Milczyn, Etobicoke-Lakeshore, Ward 5

<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-59152.pdf>

Revised report from Director, Community Planning, Etobicoke York District regarding the Committee of Adjustment application for 6 Smithfield Drive

<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-59153.pdf>

Committee of Adjustment, Etobicoke York Panel - Notice of Decision on application for Minor Variance/Permission for 6 Smithfield Drive

<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-59154.pdf>

(Attachments were previously distributed)