

City Council

Notice of Motion

MM37.30	ACTION			Ward:20
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Staff Representation to attend an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision for 20 Oxford Street (File AO196/13TEY) - by Councillor Adam Vaughan, seconded by Councillor Ana Bailão

** 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 Adam Vaughan, seconded by Councillor Ana Bailão, recommends that:

1. City Council authorize the City Solicitor to attend the OMB hearing for 20 Oxford Street to uphold the Committee of Adjustment's refusal of this application and to retain an outside planning consultant if necessary.

Summary

On May 9, 2013 the Committee of Adjustment refused a minor variance application for 20 Oxford Street (A0196/13TEY). The proposal was to add a fourth dwelling unit to the basement of a three-story converted house that already contains three dwelling units. To facilitate this proposal, the applicant sought two variances from the Committee of Adjustment 1) an increase of the gross floor area to 1.60 times the area of the lot when the by-law allows a gross floor area of 1.0 times the area of the lot, and 2) permission to provide only two parking spaces on the site when the by-law requires a minimum of four parking spaces to be provided on the site. The applicant has appealed the Committee's refusal and the OMB hearing for this matter has been scheduled for August 6, 2013.

The City should attend the OMB hearing to uphold the Committee of Adjustment's refusal of these variances because the proposed addition of a fourth dwelling unit on the subject property would be an overdevelopment of the site and will have negative consequences for the surrounding community.

My office has received a number of complaints from area residents about the density of use on this property already and increasing the density on this site will exacerbate already existing problems. Neighbouring residents have complained about large overflowing garbage and recycling bins in front of the house as well as noise and rowdy partying by the residents of this

address. Having an additional dwelling unit would make these problems worse. Also, by providing only half the required parking spaces, this development will add to an already existing street parking shortage in the area.

(Submitted to City Council on July 16 and 17, 2013 as MM37.30)

Background Information (City Council)

Member Motion MM37.30

Committee of Adjustment, Toronto and East York Panel - Notice of Decision on application for Minor Variance/Permission for 20 Oxford Street

<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-60195.pdf>

(May 6, 2013) Letter from Councillor Adam Vaughan - Ward 20, Trinity-Spadina

<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-60198.pdf>

(April 26, 2013) Letter from Mark Reid and Stefan Gohlke to the Committee of Adjustment regarding 20 Oxford Street