
City Council

Notice of Motion

MM37.38	ACTION			Ward:19
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Request for Attendance at an Ontario Municipal Board Hearing for 146 Strachan Avenue - by Councillor Mike Layton, seconded by Councillor Sarah Doucette

** 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 Mike Layton, seconded by Councillor Sarah Doucette, recommends that:

1. City Council authorize the City Solicitor to appear in support of decisions B0002/13TEY, A0020/13TEY, and A0021/13TEY of the Committee of Adjustment respecting 146 Strachan Avenue and to retain outside consultants as necessary to support the City's position.

Summary

Applications were submitted to the Committee of Adjustment for consent to sever lands known municipally as 146 Strachan Avenue (Application No. B0002/13TEY), as well as seeking relief from various provisions of City of Toronto Zoning By-law 438-86 (Application Nos. A0020/13TEY and A0021/13TEY). At a hearing on June 5, 2013 the Committee refused all three applications, finding the requested variances did not meet the intent and purpose of either the Official Plan or Zoning By-Law, and the consent was not demonstrated to be suitable in the context. The owner has now appealed those decisions to the Ontario Municipal Board.

Application A0020/13TEY requests variances to permit the addition of a second and third storey to the existing house and add a dwelling unit in the basement. These variances include a variance for GFA of 1.8 times coverage whereas 1 times coverage is permitted, reduced setbacks, deficiency in soft landscaping, and provision of 0 parking spaces where 1 is required.

The proposed consent would sever the rear portion of the property to create a lot fronting on Massey Street, and variance application A0021/13TEY relates to the construction of a new house in place of an existing detached garage. Requested variances include inclusion of an integrated garage where one is not permitted, reduced side yard setbacks, and GFA of 1.42 times lot area where 1 times coverage is permitted.

The consent and variances as a whole do not respect and reinforce the character of the neighbourhood. Accordingly, this Motion seeks to instruct staff to appear in support of the Committee of Adjustment decisions. Planning has recommended the imposition of a condition to address privacy and overlook concerns, but did not write in opposition to the application. As such it is recommended that the City Solicitor be granted authority to retain an outside planning consultant to provide expert evidence before the Board.

(Submitted to City Council on July 16 and 17, 2013 as MM37.38)

Background Information (City Council)

Member Motion MM37.38

Committee of Adjustment Toronto and East York Panel - Notice of Decision on application for Minor Variance/Permission for 146 Strachan Avenue Parts 1 and 2

(<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-60206.pdf>)