

City Council

Motion without Notice

MM39.38	ACTION			Ward:26
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Staff Representation at an Ontario Municipal Board Hearing for 160 Vanderhoof Avenue - by Councillor John Parker, seconded by Councillor Karen Stintz

- * This Motion has been deemed urgent by the Chair.*
- * This Motion is not subject to a vote to waive referral.*
- * This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor John Parker, seconded by Councillor Karen Stintz, recommends that:

1. City Council authorize the City Solicitor to attend at the Ontario Municipal Board Hearing in support of the Committee of Adjustment Decision to refuse the minor variances related to 160 Vanderhoof Avenue (A380/NY13), and to retain an outside planning consultant(s) as needed, for the hearing.

Summary

On September 25, 2013, the Committee of Adjustment made a Decision refusing to grant three (3) variances from the former Borough of East York By-law No. 1916, in respect of the property at 160 Vanderhoof Avenue. The applicant has not yet appealed this refusal to the Ontario Municipal Board.

The purpose of the application for minor variances was to facilitate the third and final phase of a residential condominium development located at the north east corner of Vanderhoof Avenue and a proposed street (Street A). The area specific Official Plan policy and Zoning By-law contain holding provisions for changes to the zoning by-law which require that traffic studies be completed to the satisfaction of the City. The applicant is requesting one variance to amend the holding provision, a second variance to add 98 units to this phase of the development and a third variance to reduce the parking requirement for the third phase from 395 to 360 parking spaces. No changes are proposed to the built form or permitted gross floor area. The increased unit count will be accommodated through internal modifications. The Committee of

Adjustment refused the application on the basis that the general intent of the Official Plan and zoning by-law is not maintained, that the variance is not considered desirable for the appropriate development of the land and is not minor.

(Submitted to City Council on October 8, 9 and 10, 2013 as MM39.38)

Background Information (City Council)

Member Motion MM39.38

Committee of Adjustment, North York Panel - Notice of Decision on application for minor variance/permission for 160 Vanderhoof Avenue

<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-62491.pdf>