

City Council**Notice of Motion**

MM50.4	ACTION			Ward:27
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139 Glenrose Avenue - Severance and Minor Variances - Ontario Municipal Board Hearing - June 9, 2014 - by Councillor Kristyn Wong-Tam, seconded by Councillor Gord Perks

** 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 Kristyn Wong-Tam, seconded by Councillor Gord Perks, recommends that:

1. City Council authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing and to oppose the appeals seeking a Consent and Minor Variances for the property located at 139 Glenrose Avenue.

Summary

On January 8, 2014, the Committee of Adjustment refused a Minor Variance application and Consent to Sever application brought by the owners of 139 Glenrose Avenue. The applications proposed to sever the property into two lots and sought a total of seven variances from Zoning Bylaws nos. 569-2013, and 438-86. The owners have appealed Committee's Decision to the Ontario Municipal Board (OMB) and a hearing has been scheduled for Monday, June 9, 2014.

The subject Property is designated Neighbourhoods in the Official Plan and as such, new development should respect and reinforce the existing physical character of the neighbourhood, including the size and configuration of lots. The applications would introduce new lots with frontages of 7.59 and 7.60 metres, whereas as the bylaw requirement is 12.0 metres. The variances would create lots out of keeping with the character of the neighbourhood. Accordingly, the intent and purpose of the Official Plan, and the relevant zoning by-laws would not be maintained. For that reason this Motion is brought forward to authorize the City Solicitor, and Planning staff to attend the OMB hearing, and to oppose the appeals.

This Motion is brought forward on an urgent basis in that a hearing has been scheduled for June 9, 2014, and it is necessary to give instructions to City staff to proceed and to prepare for this OMB hearing.

(Submitted to City Council on April 1 and 2, 2014 as MM50.4)

Background Information (City Council)

Member Motion MM50.4

Maps - 139 Glenrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67936.pdf>)

Committee of Adjustment Toronto and East York Panel - Public Hearing Notice on Consent for 139 Glenrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67937.pdf>)

Committee of Adjustment Toronto and East York Panel - Public Hearing Notice on Minor Variance for 139 Glenrose Avenue (Parts 1 and 2)

(<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67938.pdf>)

(December 30, 2013) Report from the Director, Community Planning, Toronto and East York District on 139 Glenrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67939.pdf>)

Committee of Adjustment Toronto and East York Panel - Notice of Decision on Consent for 139 Glenrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67940.pdf>)

Committee of Adjustment Toronto and East York Panel - Notice of Decision on Minor Variance for 139 Glenrose Avenue (Part 1)

(<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67941.pdf>)

Committee of Adjustment Toronto and East York Panel - Notice of Decision on Minor Variance for 139 Glenrose Avenue (Part 2)

(<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67942.pdf>)