
City Council

Motion without Notice

MM54.42	ACTION			Ward:29
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Appeal of Committee of Adjustment Variance Decision and Representation at the Ontario Municipal Board Hearing for 7 Chilton Road - by Councillor Mary Fragedakis, seconded by Councillor Sarah Doucette

** 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 Mary Fragedakis, seconded by Councillor Sarah Doucette, recommends that:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment Decision in Application A0471/14TEY respecting 7 Chilton Road.
2. City Council authorize the City Solicitor to attend the Ontario Municipal Board Appeal of File No. A0471/14TEY to refuse the variances or reduce the impact of the requested variances, and to retain an outside land use planner, if necessary.

Summary

The applicant has applied to the Committee of Adjustment (Application No. A0471/14TEY) for minor variances from Zoning By-law 6752 and 569-2013 to alter the existing one-storey detached dwelling by constructing a second floor addition over the existing structure, a rear two-storey addition and a rear deck.

The Application was approved by the Committee of Adjustment on Wednesday July 9, 2014 (the "Decision").

The subject property is located on the east side of Chilton Road just south of O'Connor Drive. The property is designated "Neighbourhoods" in the Official Plan, and is zoned R1C Residential in Zoning By-law 6752 of the former Borough of East York RD (f6.0; a185; d0.75) in Zoning By-law 569-2013 of the City of Toronto.

There is concern about the massing and siting of the proposed addition, particularly its impact

to the side and rear yards of adjacent neighbours as well as the overall size of the dwelling.

Planning staff did not comment on this application. Planning staff can play a role in facilitating meetings between the neighbours and the applicant in the hopes of reaching a settlement. An outside land use planner would be retained if necessary.

This Motion would give the City Solicitor authority to appeal the Decision and attend the OMB hearing in order to refuse or reduce the impact of the requested variances and to retain an outside land use planner, if necessary.

This Motion is urgent as the deadline for appeal to the Ontario Municipal Board is July 29, 2014, which is before the next City Council meeting.

(Submitted to City Council on July 8, 9, 10 and 11, 2014 as MM54.42)

Background Information (City Council)

Member Motion MM54.42

Committee of Adjustment Toronto and East York Panel - Notice of Decision on Application for Minor Variance/Permission for 7 Chilton Road

<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-71412.pdf>

Committee of Adjustment Toronto and East York Panel - Notice of Public Hearing Notice on Application for Minor Variance/Permission for 7 Chilton Road

<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-71413.pdf>