TORONTO Member Motion

City Council

Notice of Motion

MM55.16	ACTION			Ward:22

425 Belsize Drive - Appeal to Ontario Municipal Board of Committee of Adjustment's Refusal Decision - by Councillor Josh Matlow, seconded by Councillor John Filion

**** 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 of Ontario Hearing and has been deemed urgent.***

Recommendations

Councillor Josh Matlow, seconded by Councillor John Filion, recommends that:

1. City Council authorize the City Solicitor and any appropriate staff to attend all proceedings related to the application for 425 Belsize Drive before the Ontario Municipal Board to uphold the Committee of Adjustment's decision to refuse this application and authorize the City Solicitor to hire outside consultants if required to support City Council's position.

Summary

An application for minor variances with respect to the property known as 425 Belsize Drive was heard by the Toronto and East York Committee of Adjustment on July 23, 2014. The applicant proposed to build a new two storey detached home with a rear second floor deck and integral garage at the front of the home. The applicant requires variances to allow a gross floor area of 0.74 times the area of the lot where 0.6 is permitted, a height of 9.5 metres where 9.0 metres is permitted, a rear platform of 2.59 metres above grade where 1.2 metre is permitted, and a height of all side exterior main walls of 8.2 metres, where 7.0 metres is permitted.

On July 23, 2014, the Toronto and East York Committee of Adjustment refused this variance application.

The Ontario Municipal Board will be considering an appeal to this decision by the Committee of Adjustment at a date yet to be determined.

(Submitted to City Council on August 25 and 26, 2014 as MM55.16)

Background Information (City Council)

Member Motion MM55.16
Committe of Adjustment Toronto and East York Panel - Notice of Decision on Minor Variance/Permission for 425 Belsize Drive
(http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-72896.pdf)
(July 18, 2014) Letter from Councillor Josh Matlow, Ward 22 - St. Paul's
(http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-72897.pdf)