
City Council**Notice of Motion**

MM3.22	ACTION			Ward:5
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Request for Attendance at an Ontario Municipal Board Hearing for 520 Prince Edward Drive North - by Councillor Justin J. Di Ciano, seconded Councillor John Campbell

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Etobicoke 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 Justin J. Di Ciano, seconded Councillor John Campbell, recommends that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Municipal Board, to support the Committee of Adjustment's decision to refuse the minor variance application for 520 Prince Edward Drive North.

Summary

At its Public Hearing held on Thursday December 11, 2014 as required by the Planning Act, the Committee of Adjustment refused the application to consent to sever the property at 520 Prince Edward Drive North into two residential lots, maintain the existing two-storey detached dwelling and install a front yard parking pad, and to construct a new two-storey detached dwelling with an integral garage.

The proposal to consent to sever would result in two undersized residential lots occupying what is currently one residential lot. These lots would each have frontages of 7.62m, which is significantly (44%) less than the 13.5m required under Section 320-59A(1). Further, this proposed severance would result in the two lots having a lot area of only 348.26m² each, which is also significantly (32%) less than the 510m² required under Section 320-59B(1).

Before the Committee of Adjustment, Community Planning staff along with area residents notified our office of their objection to the file. My staff member also attended the Committee of Adjustment to voice my objection to the file. Given the community and City staff opposition, I believe it would be prudent to send the City Solicitor and necessary staff to the Ontario Municipal Board to uphold the Committee of Adjustment's decision to refuse the application.

Background Information (City Council)

Committee of Adjustment, Etobicoke York District Notice of Decision on Consent and Minor Variance/Permission - Parts 1 and 2 for 520 Prince Edward Drive North
(<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-75654.pdf>)