

City Council**Notice of Motion**

MM3.23	ACTION			Ward:22
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169 Belsize Drive - Appeal to Ontario Municipal Board of Committee of Adjustment's Refusal Decision - Councillor Josh Matlow, seconded by Councillor Michael Thompson

** 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 Josh Matlow, seconded by Councillor Michael Thompson, recommends that:

1. City Council authorize the City Solicitor and any appropriate staff to attend all proceedings related to the application for 169 Belsize Drive before the Ontario Municipal Board to uphold the Committee of Adjustment's decision to refuse this application and to hire outside consultants to support City Council's position.

Summary

An application for minor variances with respect to the property known as 169 Belsize Drive was heard by the Toronto and East York Committee of Adjustment on November 19, 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 variances requested are with respect to: maximum permitted building height; maximum permitted height of all exterior side walls; maximum permitted first floor height; maximum permitted building depth; maximum permitted gross floor area; minimum permitted front yard landscaping; rear deck encroachment; minimum required front yard soft landscaping; minimum required side yard setback for the portion of the dwelling exceeding 17.0m in depth; minimum required setback from an adjacent building; front porch projection; and minimum required lot frontage for a building with an integral garage.

On November 19, 2014, the Toronto and East York Committee of Adjustment refused this minor variance application.

The Ontario Municipal Board will be considering an appeal to this decision by the Committee of Adjustment on March 9, 2015.

Background Information (City Council)

Committee of Adjustment, Toronto and East York Panel Notice of Decision on application for Minor Variance/Permission for 169 Belsize Drive

(<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-75679.pdf>)

(November 13, 2014) Report from the Director, Community Planning, Toronto and East York District on 169 Belsize Drive

(<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-75700.pdf>)

(January 20, 2015) Letter from Geoffrey Jones, President, South Eglinton Ratepayers' & Residents' Association submitted by Councillor Josh Matlow

(<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-75701.pdf>)