
City Council

Motion without Notice

MM6.37	ACTION			Ward:20
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162 Huron Street - Request for City Solicitor to attend at the Ontario Municipal Board - by Councillor Joe Cressy, seconded by Councillor Ana Bailão

** 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 Joe Cressy, seconded by Councillor Ana Bailão, recommends that:

1. City Council direct the City Solicitor and appropriate City Planning Staff to attend the Ontario Municipal Board on the appeal of Committee of Adjustment Application No. A0840/14TEY respecting 162 Huron Street and to request the Ontario Municipal Board, in the event that the Board is inclined to grant the variances, impose the conditions set out in the Planning Report dated January 12, 2015.

Summary

The applicant is the owner of 162 Huron Street in the City of Toronto. The applicant submitted Application No. A0840/14TEY to the Committee of Adjustment requesting minor variances to permit the alteration of an existing three-storey apartment building on the subject property (the "Application"). The Application proposes to alter the existing three-storey apartment building by constructing a complete fourth storey addition containing five new dwelling units, and to convert a basement furnace area into a new bachelor dwelling unit for a total of 24 residential dwelling units.

At its hearing on January 14, 2015, the Committee of Adjustment refused the Application. A copy of the Committee's Notice of Decision is attached. In the opinion of the Committee, the Application does not maintain the general intent and purpose of the Official Plan or the Zoning By-law, the variances are not considered desirable for the appropriate development of the land, and the variances are not considered minor.

The applicant has appealed the Committee's decision refusing the Application to the Ontario Municipal Board. The hearing date has been scheduled for June 4, 2015.

City Planning Staff, in their report dated January 12, 2015, (the "Planning Report") expressed concern that the proposed additional units and lack of amenity space on site are not an appropriate intensification of the property. The Planning Report recommended that, if the Application is approved, the list of condition set out in the Planning Report should be imposed.

This motion would give the City Solicitor and appropriate City Planning Staff the authority to attend the Ontario Municipal Board hearing for this matter to request that, if the Ontario Municipal Board is inclined to grant the variances, the conditions set out in the Planning Report be imposed.

This matter is time sensitive and urgent as the Application has already been appealed to the Ontario Municipal Board and a hearing date is set. This session of City Council is the last opportunity for the City Solicitor to obtain instructions regarding this matter prior to the scheduled hearing date.

Background Information (City Council)

(January 12, 2015) Supplementary report from the Director, Community Planning, Toronto and East York District on 162 Huron Street
Committee of Adjustment, Toronto and East York Panel Notice of Decision on application for Minor Variance/Permission for 162 Huron Street