

**City Council****Notice of Motion**

MM8.18	ACTION			Ward:34
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**Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision respecting 3 Hermit Court (B066/14NY, A901/14NY, A902/14NY) - by Deputy Mayor Denzil Minnan-Wong, seconded by Councillor Mary-Margaret McMahon**

*\* Notice of this Motion has been given.  
\* This Motion is subject to referral to the North 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**

Deputy Mayor Denzil Minnan-Wong, seconded by Councillor Mary-Margaret McMahon, recommends that:

1. City Council authorize the City Solicitor and City Planning staff to attend at the Ontario Municipal Board in support of the Committee of Adjustment's decision to refuse the consent and minor variance applications respecting 3 Hermit Court.

**Summary**

Applications for consent and minor variances for the property municipally known as 3 Hermit Court were heard by the North York Panel of the Committee of Adjustment on May 21, 2015.

The applications propose to sever the existing pie shaped lot, creating two residential pie shaped lots with undersized frontages. The applicant proposed the construction of a two-storey detached dwelling with an integral garage on each of the lots. The applicant sought variances related to lot frontage, lot coverage, setbacks, and building length. City Planning staff recommended refusal of the application in a staff report.

The Committee of Adjustment refused the consent and variance applications. The applicant appealed this decision to the Ontario Municipal Board. The community has voiced significant concerns about the impact of this proposal on the neighbourhood.

**Background Information (City Council)**

Member Motion MM8.18

Committee of Adjustment, North York Panel Notice of Decision on application for Minor Variance/Permission for 3 Hermit Court (Parts 1 and 3)

<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-81950.pdf>

Committee of Adjustment, North York Panel Notice of Decision on application for Minor Variance/Permission for 3 Hermit Court (Part 2)

<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-81954.pdf>

Committee of Adjustment, North York Panel Notice of Decision on Consent for 3 Hermit Court

<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-81955.pdf>