

City Council

Motion Without Notice

MM11.25	ACTION			Ward:29
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Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision respecting 67 Inwood Avenue (A0591/15TEY) - by Councillor Mary Fragedakis, seconded by Councillor Ana Bailão

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
* 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 Mary Fragedakis, seconded by Councillor Ana Bailão, recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board on the appeal of Committee of Adjustment application A0591/15TEY respecting 67 Inwood Avenue to request the Ontario Municipal Board to impose the following condition requested by City Planning in the report (August 13, 2015) from the Director, Community Planning, Toronto and East York District:

- a. The rear deck off the ground floor be fitted with opaque privacy screening or fencing that is permanent, located along the north and south side of the deck and a minimum of 1.8 metres in height from the floor of the deck.

Summary

The Toronto and East York District Panel of the Committee of Adjustment refused an application for minor variances related to the property municipally known as 67 Inwood Avenue on Wednesday, August 19, 2015. The application sought to construct a new two-storey detached dwelling with an integral garage, and included variances related to rear deck location, front stair location, rear stair location, projection into setbacks, lot coverage, floor space index, side yard setback and height.

The applicant has appealed the Committee of Adjustment decision to the Ontario Municipal Board.

In the report (August 13, 2015) from the Director, Community Planning, Toronto and East York District, Planning staff noted that the height of the first floor deck could have negative impacts on adjacent neighbours in terms of privacy, overlook and noise.

This Motion would direct the City Solicitor to attend the Ontario Municipal Board hearing to ensure City Planning's requested condition respecting privacy, overlook and noise forms part of the Ontario Municipal Board's decision.

This matter is urgent because an Ontario Municipal Board hearing has been scheduled for January 18, 2016.

Background Information (City Council)

Member Motion MM11.25

(August 13, 2015) Report from the Director, Community Planning, Toronto and East York District on Committee of Adjustment Application for 67 Inwood Avenue
(<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-86520.pdf>)

Committee of Adjustment, Toronto and East York Panel Notice of Decision on application for Minor Variance/Permission for 67 Inwood Avenue
(<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-86521.pdf>)