

City Council**Motion without Notice**

MM11.36	ACTION			Ward:19
---------	--------	--	--	---------

Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision respecting 186 Euclid Avenue (A0394/15TEY) - by Councillor Mike Layton, seconded by Councillor Kristyn Wong-Tam

** 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 Mike Layton, seconded by Councillor Kristyn Wong-Tam, recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board to support City Planning's opposition to Variances Nos. 1, 2, and 6 from City of Toronto Zoning By-law 569-2013 and Variance No. 1 from former City of Toronto Zoning By-law No. 438-86 related to 186 Euclid Avenue (A0394/15TEY) and to retain outside consultants, if necessary.

Summary

The Toronto and East York Committee of Adjustment refused a minor variance application related to the property municipally known as 186 Euclid Avenue on September 24, 2015 (A0394/15TEY). The purpose of the application construct a new two-storey townhouse/row house.

The application included variances related to front yard landscaping, front yard setback, exterior stair width and location, projection of roof eaves, side yard setback, building depth and gross floor area. In its report to the Committee of Adjustment (June 4, 2015) from the Director, Community Planning, Toronto and East York District, City Planning recommended refusal of Variances Nos. 1, 2, and 6 from City of Toronto Zoning By-law No. 569-2013, and Variance No. 1 of the former City of Toronto Zoning By-law 438-86. These variances would permit a front basement walkout that does not respect nor reinforce the existing character of the neighbourhood and is not desirable for the appropriate development of the land.

The Committee of Adjustment's decision has been appealed to the Ontario Municipal Board (Case No. PL151060). This matter is urgent because a hearing has been scheduled for January 29, 2016.

Background Information (City Council)

Member Motion MM11.36

Committee of Adjustment, Toronto and East York District Notice of Decision on application for Consent and Minor Variance/Permission for 186 Euclid Avenue

<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-86614.pdf>