

City Council**Motion without Notice**

MM11.46	ACTION			Ward:12
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Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision respecting 1745 Keele Street (A417/15EYK) - by Councillor Frank Di Giorgio, seconded by Councillor Giorgio Mammoliti

** 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 Frank Di Giorgio, seconded by Councillor Giorgio Mammoliti, recommends that:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment File No. A417/15EYK for 1745 Keele Street.
2. City Council direct the City Solicitor and appropriate City staff, or outside consultants as necessary, to attend the Ontario Municipal Board on the appeal of Committee of Adjustment application A417/15EYK to oppose the variances requested respecting 1745 Keele Street.

Summary

The Etobicoke York Committee of Adjustment approved a minor variance application related to the property municipally known as 1745 Keele Street on December 3, 2015 (A417/15EYK). The purpose of the application was to construct a third storey addition and a three-storey rear addition with a garage. The altered building would contain three dwelling units.

The application included variances to permit a triplex in an RM zone (By-law 569-2013) and R2 zone (By-law 1-83), and for gross floor area, front yard setback, side yard setback, rear yard setback, parking space width, and rear yard landscaping. The requested rear yard setback and rear yard landscaping variances would result in a significant deficiency in outdoor amenity space for the proposed building. This proposal results in overdevelopment of the site, and the variances are not in keeping with the purpose and intent of the zoning by-laws and do not respect nor reinforce the character of the neighbourhood.

This matter is urgent because the deadline to appeal the Committee of Adjustment's decision is

December 23, 2015.

Background Information (City Council)

Member Motion MM11.46

Etobicoke York Panel Committee of Adjustment Decision for 1745 Keele Street