
Date: January 19, 2016
To: Members of Etobicoke York Community Council
From: Councillor Mark Grimes
Subject: Request to Appeal Committee of Adjustment Decision to Ontario Municipal Board
Hearing – 56 Ash Crescent

SUMMARY:

The owners of the land municipally known as 56 Ash Crescent applied to the Committee of Adjustment (COA) to obtain a consent to sever (Application B72/15EYK) and a number of associated minor variances (Applications A646/15EYK, A647/15EYK) in order to build two new detached two-storey dwellings with integral, at-grade single-car parking garages.

There has been a proliferation of consent and variance application in the historic neighbourhood of Long Branch over the past few years. It is a highly desirable area with large, leafy lots, heritage homes, and cottage-country charm, but these lot severances and new modern homes are spoiling that character. I am currently working on Neighbourhood Design Guidelines for Long Branch, but until the guidelines are in place each new approval erodes the integrity of our neighbourhood.

The consent and variances for 56 Ash Cres. are not in keeping with the intent and purpose of the zoning by-law, or the predominant physical character of the street and surrounding neighbourhood. Long Branch residents write letters and attend COA meetings, but they feel their voices are not being heard. At the January 14, 2016 COA meeting, City Planning Staff and I recommended deferral to allow for a community consultation to discuss the built form of the proposed homes, but that request was denied.

Consent and variance applications were recently submitted for two other properties on Ash Cres., including one directly next door to 56 Ash Cres. The applications for both of these properties were refused by the COA. The decision to approve 56 Ash Cres. Is inconsistent with previous rulings on the same street.

I am requesting that the City of Toronto appeal the January 14, 2016 COA decision to the Ontario Municipal Board (OMB), and that City planning, City Legal, and any other appropriate City Staff attend the OMB hearing to oppose the COA decision.

RECOMMENDATION

That Etobicoke York Community Council recommend that:

1. City Council direct the City Solicitor to appeal the January 14, 2016 Committee of Adjustment decision to approve the consent and minor variances at 56 Ash Crescent (Applications B72/15EYK, A646/15EYK, A647/15EYK) to the Ontario Municipal Board, and that the City Solicitor and any other appropriate Staff attend the subsequent hearing in opposition to consent and minor variance applications.

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Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Grimes".

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