
Date: April 1, 2016
To: Members of Etobicoke York Community Council
From: Councillor Mark Grimes
Subject: Request for Attendance at Ontario Municipal Board Hearing – 58 Ash Crescent

SUMMARY:

The owners of the land municipally known as 58 Ash Crescent applied to the Committee of Adjustment (COA) to obtain a consent to sever (Application B51/15EYK) and a number of associated minor variances (Applications A463/15EYK & A464/15EYK) in order to build two new detached two-storey dwellings with attached 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 and have scheduled a meeting for May 17th, but until the guidelines are in place each new approval erodes the integrity of our neighbourhood.

The consent and variances for 58 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 when cases reach the OMB.

On November 19th, 2015, the Committee refused the consent and minor variances for 58 Ash Crescent. The COA's decision has been appealed to the Ontario Municipal Board (Case Number: PL151212), and is scheduled for July 4th, 2016.

The neighbouring property, 56 Ash Crescent was approved by the COA. The decision to approve 56 Ash Cres. is inconsistent with previous rulings on the same street. The OMB case for 56 Ash Crescent (Case Number: PL160151) will also be heard on July 4th, 2016. I have since put in a motion to have City staff attend the OMB meeting for 56 Ash Crescent (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY11.53>), and as such I would like to recommend the following:

RECOMMENDATION

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That Etobicoke York Community Council recommend that:

1. City Council direct the City Solicitor, City Planning, and any other appropriate City Staff to attend the Ontario Municipal Board hearing for Case # PL151212 to support the Committee of

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Adjustment's refusal of the requested consent and variances for 58 Ash Crescent.

Thank you for your consideration.

Sincerely,



Mark Grimes
City Councillor
Ward 6, Etobicoke-Lakeshore