

**City Council****Notice of Motion**

MM17.4	ACTION			Ward:29
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**Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision respecting 10-12 Thorncliffe Avenue (B0094/15TEY, A1121/15TEY, A1122/15TEY) - by Councillor Mary Fragedakis, seconded by Councillor Josh Colle**

*\* Notice of this Motion has been given.*

*\* 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 Josh Colle, recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board to support the Committee of Adjustment's decision to refuse the consent and minor variances related to 10-12 Thorncliffe Avenue (B0094/15TEY, A1121/15TEY, A1122/15TEY) or to negotiate a resolution of the matter in consultation with the local Councillor, and to retain outside consultants, if necessary.

**Summary**

On February 10, 2016, the Toronto and East York Committee of Adjustment refused applications for consent and associated minor variances related to the property municipally known as 10-12 Thorncliffe Avenue (B0094/15TEY, A1121/15TEY, A1122/15TEY). The purpose of the applications are to convert the existing two-storey building on the lot that currently functions as a fourplex into semi-detached dwellings on the newly conveyed undersized residential lots. Partial third storey additions with front and rear third floor balconies and rear ground floor decks are also proposed to be constructed on the new semi-detached dwellings. In addition, one dwelling is proposed to have no dedicated off-street parking.

This Motion would direct the City Solicitor to support the Committee of Adjustment's refusal of the consent and requested variances. The variances requested would result in houses that are not in character with the neighbourhood, and the lack of parking for 10 Thorncliffe Avenue as well as the floor space indexes for both properties are of particular concern.

It is understood that the Committee of Adjustment's decision has been appealed to the Ontario Municipal Board, though it has not yet been posted to the Board's website. This matter is urgent because a hearing date may be scheduled in advance of the next Community Council meeting.

**Background Information (City Council)**

Member Motion MM17.4

Committee of Adjustment, Toronto and East York District Notice of Decision on application for consent and minor variance/permission for 10-12 Thorncliffe Avenue  
(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-91474.pdf>)