

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

MM17.10	ACTION			Ward:36
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**Request for Attendance at an Ontario Municipal Board Hearing for 85 Oakridge Drive - by Councillor Gary Crawford, seconded by Councillor Michelle Holland**

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

*\* This Motion is subject to referral to the Scarborough 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 Gary Crawford, seconded by Councillor Michelle Holland, recommends that:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment's decisions regarding Application Nos. B070/15SC, A392/15SC and A393/15SC respecting 85 Oakridge Drive.
2. City Council authorize the City Solicitor to attend the Ontario Municipal Board and to retain outside consultants as necessary to oppose the proposed consent and variances requested in Application Nos. B070/15SC, A392/15SC and A393/15SC respecting 85 Oakridge Drive.

**Summary**

The applicants applied to the Committee of Adjustment (Application Nos. B070/15SC, A392/15SC and A393/15SC) to obtain consent to sever the property at 85 Oakridge Drive into two undersized residential lots and for minor variances from Zoning By-laws 8786 and 569-2013 to permit the construction of a new detached two-storey single family dwelling on each of the proposed severed lots (the "Applications").

At its hearing on February 18, 2016 the Committee of Adjustment approved the Applications with conditions (the "Decisions"). Copies of the Notices of Decision of the Committee of Adjustment are attached.

On March 9, 2016 the City Solicitor appealed the Committee of Adjustment's Decisions to the Ontario Municipal Board in order to preserve the City's appeal rights, as the appeal deadline would have passed before the next City Council meeting.

The Applications are of concern because the proposed consent will result in two undersized lots that are out of character with the surrounding neighbourhood and do not respect the prevailing

lot pattern found in this area. In addition, the variances for increased floor space will result in two houses that are too large and uncharacteristic of this neighbourhood. Such an increase in floor space, taken together with the other variances for reduced lot frontage, reduced setbacks, and increased building length, will result in overly large structures on undersized lots that will be disruptive to the prevailing streetscape and which have the potential to cause undue adverse impacts on surrounding properties.

This Motion will give the City Solicitor authority to appeal the Decisions. This Motion will also give the City Solicitor authority to attend the Ontario Municipal Board and to retain outside consultants as necessary in order to oppose the Applications.

This matter is time sensitive and urgent as the City Solicitor has already appealed the Committee of Adjustment's Decisions to the Ontario Municipal Board and requires instructions and direction to proceed with this appeal.

### **Background Information (City Council)**

Member Motion MM17.10

Committee of Adjustment, Scarborough District Notices of Decision on applications for Consent and Minor Variance/Permission for 85 Oakridge Drive  
(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-91477.pdf>)