

City Council**Notice of Motion**

MM17.11	ACTION			Ward:36
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Request for Attendance at an Ontario Municipal Board Hearing for 74 and 78 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 attend the Ontario Municipal Board and to retain outside consultants as necessary to oppose the proposed consent and variances requested in Application Nos. B048/15SC, B052/15SC, A306/15SC, A307/15SC, A308/15SC, A309/15SC and A310/15SC respecting 74 and 78 Oakridge Drive.

Summary

The applicants applied to the Committee of Adjustment (Application Nos. B048/15SC, B052/15SC, A306/15SC, A307/15SC, A308/15SC, A309/15SC and A310/15SC) to obtain consents to sever the properties at 74 and 78 Oakridge Drive into five new residential lots and for minor variances from Zoning By-laws 9396 and 569-2013 to permit the construction of a new detached single family dwelling on each of the proposed severed lots (the "Applications").

At its hearing on February 18, 2016, the Committee of Adjustment refused the Applications (the "Decisions"). In the opinion of the Committee of Adjustment, the proposed consents were refused because they did not satisfy the requirements of section 51(24) of the Planning Act, did not maintain the character of the established residential neighbourhood, did not conform to the policies of the Official Plan, and the suitability of the size and dimensions of the proposed lots was not demonstrated. The Committee of Adjustment was also of the opinion that the minor variances did not maintain the general intent and purpose of the Official Plan or the Zoning By-laws, were not desirable for the appropriate development of the land, and were not minor.

Copies of the Notices of Decision of the Committee of Adjustment are attached.

On March 4, 2016 the applicants appealed the Committee of Adjustment's decisions to the Ontario Municipal Board.

The Applications are of concern because the proposed consents would create lots that are out of character with the prevailing lot pattern found in this neighbourhood. In addition, the variances would result in new houses on undersized lots that will be disruptive to the prevailing streetscape.

This Motion will give the City Solicitor authority to attend the Ontario Municipal Board and to retain outside consultants as necessary in order to support the Committee of Adjustment's decision to refuse the Applications.

This matter is time sensitive and urgent as the applicant has already appealed the Committee of Adjustment's Decisions to the Ontario Municipal Board and the City Solicitor requires instructions and direction to support the Committee of Adjustment's refusal of the Applications and oppose the applicant's appeal.

Background Information (City Council)

Member Motion MM17.11

Committee of Adjustment, Scarborough District Notices of Decision on applications for Consent and Minor Variance/Permission for 74 and 78 Oakridge Drive
(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-91479.pdf>)