

City Council**Notice of Motion**

MM17.18	ACTION			Ward:23
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284 Hounslow Avenue - Request to Chief Planner and Executive Director, City Planning to designate staff for Representation at the Ontario Municipal Board - by Councillor John Filion, seconded by Councillor Joe Mihevc

** Notice of this Motion has been given.*

** This Motion is subject to referral to the North 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 John Filion, seconded by Councillor Joe Mihevc, recommends that:

1. City Council request the Chief Planner and Executive Director, City Planning to designate the appropriate staff person to defend the Committee of Adjustment decision for 284 Hounslow Avenue (B0036/15NY, A0792/15NY, A0793/15NY) at the Ontario Municipal Board hearing on June 2, 2016.

Summary

On October 29, 2015, the Committee of Adjustment North York panel refused an application for proposed consent and minor variances at 284 Hounslow Avenue (Application Nos. B0036/15NY, A0792/15NY and A0793/15NY) to create two undersized lots with frontages of 9.14 meters. In their report, Planning Staff requested a deferral of the item to "conduct further analysis in review of the application." On November 10, 2015, the applicant appealed the decision of the Committee to the Ontario Municipal Board. A hearing has been scheduled for June 2, 2016. For the past five months the City's Legal Services and the local Councillor have been asking the Director of Planning, North York, to identify whether a City Planner would give evidence to support the Committee decision (failing which the local Councillor would be required to obtain Council approval for the City Solicitor to retain an outside planning witness).

Historically, Planning has recommended refusal of similar applications for consent in the area. On January 22, 2014, the Committee refused an application at 289-291 Hounslow Avenue (across the street) to create three undersized lots with frontages of 10.16 metres – over one metre larger than the subjects lots at 284 Hounslow Avenue. In their report, Planning staff were of the opinion that "the subject lots in their current form maintain and reinforce the stability and character of the neighbourhood and approval of a severance on a lot this size could

risk weakening the character of the neighbourhood." In their analysis of lots surrounding 289/291 Hounslow Avenue, staff found that of the 378 lots in the study area, 31 had frontages between 9.1 metres and 12.2 metres and only 2 had frontages between 7.62 metres and 9.1 metres. The prevailing character of the neighbourhood was found to be the 257 lots with frontages between 15.2 metres and 18.3 metres.

Background Information (City Council)

Member Motion MM17.18

Committee of Adjustment, North York District Notice of Decision on Application for Consent and Minor Variance/Permission for 284 Hounslow Avenue

<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-91576.pdf>

(October 28, 2015) Report from the Director, Community Planning, North York District on 284 Hounslow Avenue

<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-91577.pdf>