

City Council**Notice of Motion**

MM18.21	ACTION			Ward:30
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Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision respecting 319-321 Carlaw Avenue (A1272/15TEY) - by Councillor Paula Fletcher, seconded by Councillor Mary Fragedakis

** 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 Paula Fletcher, seconded by Councillor Mary Fragedakis, recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board to support the Committee of Adjustment's decision to refuse the minor variance application regarding 319-321 Carlaw Avenue (A1272/15TEY).

Summary

The Toronto and East York District Panel of the Committee of Adjustment refused an application for minor variances related to the property municipally known as 319-321 Carlaw Avenue on March 9, 2016.

The applicant is seeking relief from the provisions of site-specific Zoning By-law No. 413-2009, as adopted by the Ontario Municipal Board on February 18, 2009, to permit the conversion of seven units on the 2nd floor intended for the provision of employment uses to residential (live-work) uses. The applicant is requesting several variances to facilitate the proposal, including: increasing the maximum permitted residential gross floor area and maximum number of live-work units, and decreasing the minimum permitted non-residential gross floor area, indoor residential amenity space and outdoor amenity space.

The applicant has appealed the Committee of Adjustment decision to the Ontario Municipal Board.

This application does not maintain the general intent and purpose of the Official Plan or Zoning By-law, is not desirable for the appropriate development of the land and is not minor.

This Motion would direct the City Solicitor to attend the Ontario Municipal Board hearing in

opposition to the appeal.

Background Information (City Council)

Member Motion MM18.21

Committee of Adjustment, Toronto and East York District Notice of Decision on application for minor variance/permission for 319-321 Carlaw Avenue

(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-92594.pdf>)