

City Council

Motion without Notice

MM18.42	ACTION			Ward:17
---------	--------	--	--	---------

Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision respecting 1233-1239 St. Clair Avenue West - by Councillor Cesar Palacio, seconded by Councillor Ana Bailão

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Cesar Palacio, seconded by Councillor Ana Bailão, recommends that:

1. City Council direct the City Solicitor and appropriate City Planning staff to attend at the Ontario Municipal Board hearing when scheduled for Committee of Adjustment File (A173/16EYK), regarding 1233-1239 St. Clair Avenue West, to defend the proposed variances that were approved by the Committee of Adjustment at the March 31, 2016 meeting.

Summary

At its hearing on Thursday, March 31, 2016, the Committee of Adjustment approved the minor variances for the property municipally known as 1233-1239 St. Clair Avenue West. The application was appealed and will now be subject to a hearing at the Ontario Municipal Board. As the local Ward Councillor, I would appreciate if the City Solicitor and appropriate Planning staff could attend the Ontario Municipal Board hearing to defend the decision of the Committee of Adjustment, thereby allowing the proponent to construct a three-storey mixed-use building containing retail and office uses.

Prior to the March 31, 2016 hearing, my office did not receive any complaints from local residents, with regards to the proposed variances. Executive members of the local business improvement area, are in full support of the Shoppers Drug Mart proposal, as it will be a positive catalyst that will enhance their commercial strip.

Furthermore, this project fits within the spirit and character of the neighborhood, as the community collectively sees it as a real compliment to the mixed-use, diverse character of the Corso Italia Business Improvement Area, which already includes specialty shops, boutiques, fine dining establishments, fresh food markets, and social gathering places.

I believe that the proposed variances pertaining to 1233-1239 St. Clair Avenue West, in

accordance to the application A173/16EYK, are minor in nature, will not conflict with the City's Zoning By-law nor the City's Official Plan, is entirely appropriate for this subject property and will be compatible with the surrounding urban context.

Background Information (City Council)

Member Motion MM18.42

Committee of Adjustment, Etobicoke York District Notice of Decision on application for Minor Variance/Permission for 1233-1239 St. Clair Avenue West
(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-92836.pdf>)