

City Council**Motion Without Notice**

MM21.35	ACTION			Ward:29
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260 Gamble Avenue - Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision (A1284/15TEY) - by Councillor Mary Fragedakis, seconded by Councillor Sarah Doucette

** 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 Mary Fragedakis, seconded by Councillor Sarah Doucette, recommends that:

1. City Council direct the Interim City Solicitor to attempt to negotiate a settlement in the appeal of Committee of Adjustment Application A1284/15TEY for 260 Gamble Avenue and authorize the Interim City Solicitor to settle the matter on behalf of the City in his discretion after consultation with the Chief Planner and Executive Director, City Planning and the Ward Councillor.
2. In the event a settlement cannot be reached, City Council direct the Interim City Solicitor to attend the Ontario Municipal Board to oppose the appeal of Committee of Adjustment Application A1284/15TEY regarding 260 Gamble Avenue and retain outside consultants, if necessary.

Summary

The Toronto and East York District Panel of the Committee of Adjustment (the "Committee") refused a minor variance application related to the property municipally known as 260 Gamble Avenue on Tuesday, September 13, 2016.

The applicant is seeking relief from the provisions of East York Zoning By-law No. 6752 ("By-law No. 6752") and City-wide Zoning By-law No. 569-2013 ("By-law No. 569-2013") to alter the existing three-storey multi-unit residential apartment building by converting the basement storage area into two new dwelling units.

The applicant has appealed the Committee's decision to the Ontario Municipal Board.

The variances requested pertain to the number of required parking spaces for the residents of the apartment building. If allowed, the variances would permit the construction of two new

residential units without providing any additional parking for those two new units. In this case, a total of 13 parking spaces would be provided, where By-law No. 569-2013 requires 30 spaces and By-law No. 6752 requires 26 spaces.

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 matter is urgent because the Committee's decision has been appealed to the Ontario Municipal Board.

Background Information (City Council)

Member Motion MM21.35

Committee of Adjustment, Toronto and East York Panel Public Hearing Notice on application for Minor Variance/Permission for 260 Gamble Avenue

(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-97082.pdf>)

260 Gamble Avenue - Plans

(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-97083.pdf>)

Committee of Adjustment, Toronto and East York Panel Notice of Decision on application for Minor Variance/Permission for 260 Gamble Avenue

(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-97084.pdf>)