

City Council

Notice of Motion

MM23.12	ACTION			Ward:23
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220 Willowdale Avenue - Request for Representation at the Ontario Municipal Board - by Councillor John Filion, seconded by Councillor Mary Fragedakis

** 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 Mary Fragedakis, recommends that:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment's decision regarding Application A0850/16NY respecting 220 Willowdale Avenue.
2. City Council direct the City Solicitor to attempt to negotiate a settlement in the appeal of Committee of Adjustment Application A0850/16NY respecting 220 Willowdale Avenue and authorize the City Solicitor to settle the matter on behalf of the City in the City Solicitor's discretion after consultation with the Chief Planner and Executive Director, City Planning and the Ward Councillor.
3. In the event that a settlement cannot be reached, City Council authorize the City Solicitor and appropriate staff to attend the Ontario Municipal Board and to retain outside consultants as necessary in order to oppose the proposed variances requested in Application A0850/16NY respecting 220 Willowdale Avenue.

Summary

The applicant has applied to the Committee of Adjustment (Application A0850/16NY) for minor variances from Zoning By-laws 7625 and 569-2013 to construct a new two-storey dwelling with an integral garage.

At its hearing on November 10, 2016, the Committee of Adjustment approved the Application for minor variances which included additional lot coverage, main wall height, side yard setbacks, building length and first floor height. In their report, Planning staff recommended that the variances for main wall height, building height and first floor height be modified to be more in keeping with the intent of the Zoning By-laws. The Notice of Decision and Staff Report are attached.

This Application is of concern as it does not fit the character of the neighbourhood or meet the intent of the Zoning By-laws.

In order to preserve the appeal deadline, the City Solicitor has already appealed the Committee of Adjustment's Decision to the Ontario Municipal Board and requires further instructions and direction to proceed with this appeal.

Background Information (City Council)

Member Motion MM23.12

(November 10, 2016) Committee of Adjustment, North York Panel Notice of Decision on application for Minor Variance/Permission for 220 Willowdale Avenue
(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-99028.pdf>)

(November 1, 2016) Report from the Director, Community Planning, North York District on 220 Willowdale Avenue
(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-99029.pdf>)