

City Council

Notice of Motion

MM28.1	ACTION			Ward:26
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310 Rumsey Road - Request for Attendance at an Ontario Municipal Board Hearing - Appeal of Committee of Adjustment Decision (A0876/16NY) - by Councillor Jon Burnside, seconded by Councillor Josh Colle

** 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 Jon Burnside, seconded by Councillor Josh Colle, recommends that:

1. City Council direct the City Solicitor to attend the Ontario Municipal Board, together with appropriate City staff, in opposition of the appeal regarding 310 Rumsey Road (A0876/16NY), and in support of Community Planning's position as set out in the report (November 14, 2016) from the Director, Community Planning, North York District.

Summary

The North York Panel of the Committee of Adjustment refused the minor variance related to the proposed below finished grade garage for property municipally known as 310 Rumsey Road on November 24, 2016.

The application sought to construct a new two-storey dwelling, and included variances related to building height, height of exterior main walls, side yard setbacks, floor space index, building length and below-grade garage.

Community Planning, North York District, wrote a staff report which recommended reducing Variance 7, with respect to the proposed building height of 9.35m, and refusing Variance 13, with respect to proposed below-grade garage.

This application does not represent good planning because it is overdevelopment of the property, and is not in keeping with the character of the neighbourhood or the intent of the zoning by-law. There are concerns that the variances, both individually and collectively, are not minor.

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

opposition to the appeal and in support of the position set out in the report (November 14, 2016) from the Director, Community Planning, North York District.

The Ontario Municipal Board hearing has been scheduled for June 29, 2017.

Background Information (City Council)

Member Motion MM28.1

Committee of Adjustment North York Panel Notice of Decision on application for Minor Variance/Permission for 310 Rumsey Road

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-103053.pdf>)

(November 14, 2016) Report from the Director, Community Planning, North York District on 310 Rumsey Road

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-103054.pdf>)