

City Council**Motion without Notice**

MM29.50	ACTION			Ward:25
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16 Ranleigh Avenue - Request for City Solicitor to Attend a Municipal Board Hearing - by Councillor Jaye Robinson, seconded by Councillor Gary Crawford

** 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 Jaye Robinson, seconded by Councillor Gary Crawford, recommends that:

1. City Council authorize the City Solicitor to attempt to negotiate a settlement in the appeal of Committee of Adjustment Application A1021/15NY and A1022/15NY respecting 16 Ranleigh Avenue and authorize the City Solicitor to settle the matter on behalf of the City in her discretion after consultation with the Chief Planner and Executive Director, City Planning and Ward Councillor.
2. 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 support the decision of the Committee of Adjustment with respect to Application A1021/15NY and A1022/15NY regarding 16 Ranleigh Avenue.
3. City Council authorize the City Solicitor to retain outside consultants, as necessary.

Summary

The Applicant has applied to the Committee of Adjustment, North York District (Application B0060/15NY; A1021/15NY; A1022/15NY) to obtain a consent and minor variances in order to sever the property at 16 Ranleigh Avenue into two residential lots and seeks several variances from Zoning By-laws 438-86 and 569-2013 to permit the construction of a new three-storey semi-detached dwelling on each of the proposed severed lots (the "Applications").

At its hearing on October 6, 2016, the Committee of Adjustment approved the Consent Application (B0060/15NY) and the minor variances related to the Consent, but refused the variances requested to permit the two new three-storey semi-detached dwellings (Applications A1021/15NY and A1022/15NY) as they did not meet the Planning Act's four tests for minor variances (the "Decision"). A copy of the Decision is posted online with this Motion. The

Applicant appealed the Decision to the Ontario Municipal Board. A hearing date is set for June 22, 2017.

This Motion would give the City Solicitor and appropriate City Staff authority to attend the Ontario Municipal Board and uphold the decision of the Committee of Adjustment to refuse several minor variances. It would also give the City Solicitor authority to retain outside consultants, as necessary, in order to support the City's position. Additionally, this Motion would authorize the City Solicitor to attempt to negotiate a settlement and to settle the matter on behalf of the City after consultation with the Chief Planner and Executive Director, City Planning and the Ward Councillor.

Background Information (City Council)

Member Motion MM29.50

Committee of Adjustment North York Panel Notices of Decision on Consent and Minor Variance/Permission for 16 Ranleigh Avenue - Parts 1, 2 and 3

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-104429.pdf>)

(September 16, 2016) Report from the Director, Community Planning, North York on 16 Ranleigh Avenue

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-104406.pdf>)