

City Council

Notice of Motion

MM31.11	ACTION			Ward:26
---------	--------	--	--	---------

195 Glenvale Boulevard - Request for Attendance at a Toronto Local Appeal Body Hearing - Appeal of Committee of Adjustment Decision (A0206/17NY) - by Councillor Jon Burnside, seconded by Councillor Josh Matlow

** 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 a Toronto Local Appeal Body Hearing and has been deemed urgent.*

Recommendations

Councillor Jon Burnside, seconded by Councillor Josh Matlow, recommends that:

1. City Council authorize the City Solicitor, along with appropriate City staff, to attend the Toronto Local Appeal Body hearing and to retain outside consultants, as necessary, to oppose the minor variances requested in Committee of Adjustment application A0206/17NY respecting 195 Glenvale Boulevard.

Summary

On Thursday, May 18, 2017 the North York District Panel of the Committee of Adjustment (the "Committee") refused an application for minor variances related to the property municipally known as 195 Glenvale Boulevard (the "Application"). The Application sought to construct a new two-storey dwelling. The existing dwelling would be demolished.

In a report from the Director, Community Planning, North York District dated May 9, 2017, Community Planning, staff recommended reducing the variance for building height under the former Town of Leaside Zoning By-law 1916 to 8.9 metres from 9.02 metres, and reducing the variance for floor space index under the former Town of Leaside Zoning By-law 1916 to between 0.55 and 0.71 times the area of the lot. The proposed floor space index in the Application is 0.913 times the area of the lot.

The 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-laws. The variances, both individually and collectively, are not minor.

This matter is urgent because the applicant has appealed the Committee's decision to the Toronto Local Appeal Body. The City Solicitor requires further instruction to participate in the

appeal process.

Background Information (City Council)

Member Motion MM31.11

Committee of Adjustment North York Panel Notice of Decision on application for Minor Variance/Permission for 195 Glenvale Boulevard

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105466.pdf>)

(May 9, 2017) Report from the Director, Community Planning, North York District on Committee of Adjustment Application for 195 Glenvale Boulevard

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105467.pdf>)