

City Council

Motion without Notice

MM31.34	ACTION			Ward:2
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216 Dixon Road - Authority to Attend an Ontario Municipal Board Hearing - by Councillor Michael Ford, seconded by Councillor John Campbell

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*
** This Motion is subject to referral to the Etobicoke York Community Council. A two-thirds vote is required to waive referral.*
** This Motion has been deemed urgent by the chair.*

Recommendations

Councillor Michael Ford, seconded by Councillor John Campbell, recommends that:

1. City Council request the City Solicitor, Planning Staff and any other appropriate City Staff to attend the Ontario Municipal Board Hearing to defend the Committee of Adjustment decision respecting 216 Dixon Road, and to retain an independent land use planner, if necessary.

Summary

The owners of the land municipally known as 216 Dixon Road applied to the Committee of Adjustment to obtain a consent to sever a single residential property into four lots (80075/16EYK) and a number of associated minor variances (Applications A0790/16EYK, A0791/16EYK , A0792/16EYK, and A0793/16EYK).

Planning Staff reviewed the applications and submitted comments to the Committee of Adjustment recommending refusal.

In advance of the hearing, I submitted a letter to the Committee raising concerns that the variances are not minor in nature and do not match the characteristics of the neighbourhood Furthermore the general intent and purpose of the City's Zoning By-law is not maintained. We recommended a refusal of the consent and minor variance applications.

On February 9, 2017, the Committee of Adjustment refused the consent and minor variance applications.

On June 21, 2017, I conducted a door to door canvass of the neighbourhood to seek community input. All responses I received at the door, along with several follow up phone calls and e-mails my office has received have been opposed to the application.

The Committee of Adjustment's refusal of these applications has been appealed to the Ontario Municipal Board and a hearing has been scheduled for August 3, 2017.

Background Information (City Council)

Member Motion MM31.34

Committee of Adjustment Etobicoke York Panel Notice of Decision on application for Minor Variance/Permission for 216 Dixon Road Part 1

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105526.pdf>)

Committee of Adjustment Etobicoke York Panel Notice of Decision on application for Minor Variance/Permission for 216 Dixon Road Part 2

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105527.pdf>)

Committee of Adjustment Etobicoke York Panel Notice of Decision on application for Minor Variance/Permission for 216 Dixon Road Part 3

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105528.pdf>)

Committee of Adjustment Etobicoke York Panel Notice of Decision on application for Minor Variance/Permission for 216 Dixon Road Part 4

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105529.pdf>)

Committee of Adjustment Etobicoke York Panel Notice of Decision on application for Consent for 216 Dixon Road

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105530.pdf>)

(November 4, 2016) Report from the Director, Community Planning, Etobicoke York District on 216 Dixon Road

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105531.pdf>)