

## City Council

### Motion without Notice

MM31.59	ACTION			Ward:43
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**116 Poplar Road - Request for Attendance at a Toronto Local Appeal Body Hearing - Appeal of Committee of Adjustment Decision (B0061/16SC, A0345/16SC and A0346/16SC) - by Councillor Paul Ainslie, seconded by Councillor Joe Cressy**

*\* 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 Paul Ainslie, seconded by Councillor Joe Cressy, 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 B0061/16SC, A0345/16SC and A0346/16SC respecting 116 Poplar Road.

### Summary

Urgent consideration is required on this Motion as the Toronto Local Appeals Body Hearing is scheduled for September 12, 2017.

On May 11, 2017, Committee of Adjustment refused a Minor Variance Application pertaining to 116 Poplar Road. The application was to sever the property into two (2) undersized residential lots.

The requested variances is significant. The lack of sufficient side yard setbacks will significantly impact the neighbouring properties with respect to drainage and grading issues. The drawings display two proposed four bedroom homes with the potential for a multi-occupancy unit not a single family residential home. Both dwellings also propose side entrances for the narrow lots. On street parking could also become a future issue.

The proposed front yard setback (abutting Confederation Drive) is 5.23 metres, whereas the minimum required front yard setback is 7.69 metres. The proposed building length is 21.38 metres, whereas the maximum permitted building length is 17 metres. The proposed building setback from the centre line of the original road allowance (Confederation Drive) is 14.63 metres, whereas the minimum required building setback from the centre line of the original road allowance is 16 metres.

This application is contrary to the character of the community and would introduce undesirable precedents going forward.

**Background Information (City Council)**

Member Motion MM31.59

Committee of Adjustment Scarborough Panel Notice of Decision for Consent for 116 Poplar Road

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105621.pdf>)

Toronto Local Appeal Body Notice of Hearing for 116 Poplar Road

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-105609.pdf>)