

City Council**Motion without Notice**

MM43.51	ACTION			Ward:10
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167 Armour Boulevard - Direction to Attend the Toronto Local Appeal Body - by Councillor James Pasternak, seconded by Councillor Mary-Margaret McMahon

** 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 James Pasternak, seconded by Councillor Mary-Margaret McMahon, recommends that:

1. City Council direct the City Solicitor and any appropriate staff to attend the Toronto Local Appeal Body to support the Committee of Adjustment's decision to refuse the consent and variances for 167 Armour Boulevard requested through Applications B0067/17NY, A0981/17NY and A0982/17NY and to retain outside consultants, if necessary.
2. City Council authorize the City Solicitor to engage in settlement discussions and to settle this matter on behalf of the City at the discretion of the City Solicitor after consulting with the Chief Planner and Executive Director, City Planning and the Ward Councillor.

Summary

Recently an application to sever a property at 167 Armour Boulevard was denied at the Committee of Adjustment due to safety and setback concerns.

Reasons for the denial included that severing the lot would result in two undersized lots which do not fit in with the current character of the neighbourhood. It would act as a precedent for allowing future severances moving forward. There were also concerns that because this is an irregularly shaped lot, a large home right at the corner would cause sightline issues given the sharp turn that vehicles must make from Armour Boulevard onto Westgate Boulevard and vice versa. The variances being sought were also not minor.

Lastly, in 2019 there will be sidewalks built on Westgate Boulevard and Armour Boulevard. These are projects that were approved by the Pedestrian Projects Unit, Transportation Services in 2015. The sidewalks are currently being planned to be installed on the east side of Westgate Boulevard and the southern part of Armour Boulevard so that they make a seamless connection. This connection is precisely at this property.

Due of these concerns, there were strong objections to the application from the local Councillor and neighbourhood residents, including 155 households signing a petition objecting to the application.

The local Councillor is currently working to acquire the property to transform it into a neighbourhood parkette. Parks Acquisitions supports this plan and Real Estate staff have made contact with the owner. However, should a deal not be finalized before the Toronto Local Appeal Body meeting on July 10, 2018, City Legal will need to attend to work to uphold the decision made by the Committee of Adjustment.

This matter is urgent as the Toronto Local Appeal Body meeting is scheduled for July 10, 2018.

Background Information (City Council)

Member Motion MM43.51

Committee of Adjustment, North York Panel Notice of Decision on application for consent for 167 Armour Boulevard

<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-117761.pdf>