

City Council**Motion without Notice**

MM44.75	ACTION			Ward:23
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182 McKee Avenue - Request for Representation at the Toronto Local Appeal Body on Committee of Adjustment decision - by Councillor John Filion, seconded by Councillor Joe Mihevc

** 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 John Filion, seconded by Councillor Joe Mihevc, recommends that:

1. City Council direct the City Solicitor and City Planning Staff to attend the Toronto Local Appeal Body hearing in support of the Committee of Adjustment, North York Panel's refusal of the applications for minor variances for 182 McKee Avenue.

Summary

The applicant has applied to the Committee of Adjustment (Application A0209/18NY) for minor variances from Zoning By-laws 7625 and 569-2013 in order to permit the construction of a one-storey rear-addition to the existing home (the "Application"). The variances sought include for: east side yard setback; rear yard setback; building length; and lot coverage.

In a staff report dated May 7, 2018, City Planning Staff expressed concern with the variances for proposed lot coverage and building length. The lot coverage of the existing dwelling already exceeds the standard lot coverage for dwellings in the vicinity and the proposed addition would further exaggerate a condition that is not typical of the neighbourhood. Planning Staff are of the opinion that the proposed lot coverage does not respect and reinforce the massing and scale of nearby residential properties. Planning staff are also of the opinion that the proposed building length does not respect and reinforce the existing physical character of the neighbourhood, particularly as it relates to the scale of nearby residential properties.

At its hearing on May 16, 2018, the Committee of Adjustment refused the application. The applicant has appealed the Committee's refusal to the Toronto Local Appeal Body ("TLAB") and a hearing has been scheduled for October 9, 2018.

The matter is urgent as this is the last opportunity to get instruction from City Council in advance of the scheduled TLAB hearing.

Background Information (City Council)

Member Motion MM44.75

Committee of Adjustment North York Panel Notice of Decision on minor variance for 182 McKee Avenue

<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-119269.pdf>

(May 7, 2018) Report from the Director, Community Planning, North York District on application for minor variance for 182 McKee Avenue

Plans - 182 McKee Avenue

<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-119271.pdf>