

City Council

Notice of Motion

MM3.9	ACTION			Ward: 8
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20 Sandringham Drive - Representation at a Local Planning Appeal Tribunal hearing - by Councillor Mike Colle, 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 Local Planning Appeal Tribunal Hearing and has been deemed urgent.*

Recommendations

Councillor Mike Colle, seconded by Councillor Josh Matlow, recommends that:

1. City Council authorize and direct the City Solicitor and any other appropriate City staff to attend the Local Planning Appeal Tribunal hearing for 20 Sandringham Drive in opposition to the appeal of the decision by the Committee of Adjustment, North York Panel.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to attempt to negotiate a resolution of the appeal and, if a resolution is reached, to settle the appeal at the City Solicitor's discretion, and in consultation with the Ward Councillor and the Chief Planner and Executive Director, City Planning.

Summary

On Wednesday, March 22, 2017, the North York Panel of the Committee of Adjustment (the "Committee") refused Application B0060/16NY for consent to sever the property municipally known as 20 Sandringham Drive (the "Application"). The Application proposed to sever the existing property into four parts to create a new residential building lot (Part 2) situated in the front yard of the existing site with the current dwelling behind it (Part 1) and would include two additional lots (Parts 3 and 4) to give the new lots access to Sandringham Drive.

In a report from the Director, Community Planning, North York District dated March 13, 2017, Community Planning staff recommended the Committee refuse the Application.

The Application does not respect and reinforce the existing physical character of the neighbourhood and could lead to similarly configured severance applications, weakening the

physical character of the neighbourhood. Staff concluded that the Application did not meet the intent of Section 51(24)(f) of the Planning Act (addressing dimensions and shapes of lots), the Official Plan, and the Zoning By-Laws.

The matter was appealed to the Ontario Municipal Board (as it then was), and was subsequently adjourned indefinitely. The Applicant has completed additional studies, and the hearing will be rescheduled at the Local Planning Appeal Tribunal.

Previously, City Council's instructions (MM31.38, adopted July 4, 2017) did not include authorization for the City Solicitor to retain outside consultants or to negotiate a settlement. If adopted, this Motion would give the City Solicitor that authority.

Background Information (City Council)

Member Motion MM3.9

Attachment 1 - Previous Council decision 2017.MM31.38

(<http://www.toronto.ca/legdocs/mmis/2019/mm/bgrd/backgroundfile-129609.pdf>)