

## City Council

### Notice of Motion

MM22.1	ACTION			Ward: 3
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**60 Meadowvale Drive - Representation at Toronto Local Appeal Body Hearing - by Councillor Mark Grimes, seconded by Councillor Mike Layton**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Etobicoke York Community Council. A two-thirds vote is required to waive referral.*

*\* This Motion relates to a Toronto Local Appeal Body Hearing and has been deemed urgent.*

### Recommendations

Councillor Mark Grimes, seconded by Councillor Mike Layton, recommends that:

1. City Council direct the City Solicitor, and any other appropriate City staff, to attend the Toronto Local Appeal Body hearing in respect of 60 Meadowvale Drive to support the Committee of Adjustment's refusal of the applicant's proposed development (Application A0345/19EYK) and oppose the appeal.
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 January 30, 2020, the Etobicoke York District Panel of the Committee of Adjustment refused an application related to the property municipally known as 60 Meadowvale Drive (the "Subject Property") for minor variances required to permit construction of a two-storey detached house. The application is filed as Application A0345/19EYK. The applicant has appealed the refusal decision to the Toronto Local Appeal Body (File 20 116476 S45 03 TLAB).

The applicant proposes to construct a two-storey detached dwelling on an existing residential lot. The applications require variances to City-wide Zoning By-law 569-2013, including variances for lot coverage, permitted floor space index, setbacks from the side lot lines, building height, exterior main wall height and soffit height.

Community Planning staff recommended that, if the application was approved, any approval be

granted on the condition that any new dwelling will be constructed substantially in accordance with the North and South Elevation plans submitted and held on file by the Committee of Adjustment office (received December 12, 2019), to the satisfaction of the Director, Community Planning, Etobicoke York District, with no additional variances permitted beyond those appearing on the plans. Community Planning staff submitted a report (January 22, 2020) to the Committee of Adjustment that outlines its position. As a result, the City Solicitor will need to retain external planning consultants to provide evidence for the appeal.

Urban Forestry staff submitted a report (January 20, 2020) recommending denial of the application due to impacts to By-law protected trees.

Copies of the Notice of Decision of the Committee of Adjustment and the Community Planning Staff Report are attached.

This Motion will authorize the City Solicitor to oppose the applicant's Toronto Local Appeal Body appeal and to secure the necessary authorization and resources to support the City's opposition to the appeal, including providing for the ability for the City Solicitor to settle the matter.

### **Background Information (City Council)**

Member Motion MM22.1

Committee of Adjustment Etobicoke York Panel Notice of Decision on application for Minor Variance/Permission for 60 Meadowvale Drive

(<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-147877.pdf>)

(January 22, 2020) Report from the Director, Community Planning, Etobicoke York District on 60 Meadowvale Drive

(<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-147878.pdf>)

(January 20, 2020) Memorandum from the Supervisor, Tree Protection and Plan Review, West District

(<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-147879.pdf>)