

City Council

Motion without Notice

MM47.109	ACTION			Ward: 15
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48 Teddington Park Avenue - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Jaye Robinson, seconded by Councillor Mike Colle

** 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 Jaye Robinson, seconded by Councillor Colle, recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Toronto Local Appeal Body in opposition to the minor variances applications respecting 48 Teddington Park Avenue (Application A0094/22NY).
2. City Council authorize the City Solicitor to attempt to negotiate a resolution regarding the Application and Appeal, and City Council authorize the City Solicitor to resolve the matter on behalf of the City, in the City Solicitor's discretion, after consulting with the Ward Councillor and with the Director of Community Planning, North York District.

Summary

This Motion will authorize the City Solicitor, along with appropriate City Staff, to attend the Toronto Local Appeal Body in order to oppose the minor variance application made to the Committee of Adjustment respecting the property at 48 Teddington Park Avenue (Application A0094/22NY) (the "Application").

The Application seeks to construct a new three-storey detached dwelling, below grade garage extending into the rear yard and a connected two-storey structure with vehicular access from Glen Echo Road. In total, the Application seeks eleven variances, which relate to floor space index, platforms on the rear wall, area of platforms, rear yard setback, building length, building depth, side yard setback, projection of eaves project, building height, and height of exterior main wall facing a side lot.

In a report from the Director, Community Planning, North York District, dated May 26, 2022, Planning staff opposed all variances. Planning staff opined that the approval of the minor variances would result in development that is not in keeping with the physical character of the neighbourhood. Planning staff also stated that the proposed structure connected to the main dwelling below-grade would result in a built form that is excessive and would not meet the intent of the Zoning By-law regulating the location and scale of structures on a lot. Planning

staff stated that the proposed minor variances as a whole would result in a development that does not maintain the general intent and purpose of the Official Plan or Zoning By-law.

The Committee of Adjustment refused the variances in its decision dated June 2, 2022 (the "Committee of Adjustment Decision"). A copy of the Committee of Adjustment Decision is attached to this Motion. The Committee of Adjustment Decision was appealed to the Toronto Local Appeal Body by the Owner.

This Motion will give the City Solicitor authority to oppose the Application at the Toronto Local Appeal Body. In addition, this Motion will give the City Solicitor authority to attempt to negotiate a settlement of the Appeals.

Background Information (City Council)

Member Motion MM47.109

Committee of Adjustment North York Panel Notice of Decision on application for Minor Variance/Permission for 48 Teddington Park Avenue

(<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-228981.pdf>)

(May 19, 2022) Report from Director, Community Planning, North York District on 48 Teddington Park Avenue

(<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-228957.pdf>)