

City Council**Motion Without Notice**

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| MM24.25 | ACTION | | | Ward: 8 |
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579 Glencairn - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Mike Colle, seconded by Councillor Rachel Chernos Lin

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
* This Motion is subject to referral to the North York Community Council. A two-thirds vote is required to waive referral.
* This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor Mike Colle, seconded by Councillor Rachel Chernos Lin, recommends that:

1. City Council authorize the City Solicitor to attend the Toronto Local Appeal Body to uphold the Committee of Adjustment's decisions regarding 579 Glencairn Avenue (Applications B0025/24NY, A0299/24NY, and A0300/24NY).
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to negotiate a resolution regarding 579 Glencairn Avenue (Applications B0025/24NY, A0299/24NY, and A0300/24NY) and authorize the City Solicitor to settle the matter on behalf of the City at their discretion after consultation with the Ward Councillor and the Director of Community Planning, North York District.

Summary

On November 7, 2024, the Committee of Adjustment refused applications B0025/24NY, A0299/24NY, and A0300/24NY brought by the owner of 579 Glencairn Avenue for a consent to sever and two applications for minor variances. The applicant seeks to demolish the existing residential dwelling, sever the subject property into two lots, and build two new detached dwellings. Copies of the Committee's decisions are attached.

In a report from the Director of Community Planning, North York District dated October 31, 2024, Community Planning Staff raised concerns with respect to the Applications and recommended that the Applications be refused. The Applications require variances to City-wide Zoning By-law 569-2013, including but not limited to: lot frontage, lot area, main wall height, number of storeys, platform size, roof eave projection, canopy encroachment, side yard setback, and rear yard setbacks. A copy of the Planning Report is attached.

This matter is time sensitive and urgent as the City Solicitor requires instructions to attend the hearing for this matter which will be scheduled imminently.

Background Information (City Council)

Member Motion MM24.25

Attachment 1: Notices of Decisions of the Committee of Adjustment
(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-251622.pdf>)

Attachment 2: Planning Staff Report to the Committee of Adjustment
(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-251623.pdf>)