

200 Keele Street, 195 & 203 Oakmount Road – Official Plan and Zoning By-law Amendments, Consent to Sever, Minor Variances and Rental Housing Demolition and Conversion Applications – Request For Direction/Final Report

Statutory - City of Toronto Act, 2006

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council refuse application No. 08 208726 WET 13 OZ to amend the Zoning By-law and Official Plan, at 200 Keele Street, and 195 and 203 Oakmount Road, and support the decision of the Deputy Secretary-Treasurer of the Etobicoke York District panel Committee of Adjustment to refuse consent to sever the rear portions of 195 and 203 Oakmount Road.
2. City Council refuse application No. 08 208852 WET 00 RH for a permit under Municipal Code Chapter 667 to demolish rental housing at 200 Keele Street.
3. City Council direct the City Solicitor and other appropriate staff to attend, if necessary, at the Ontario Municipal Board, to support City Council's decision to refuse the Zoning and Official Plan Amendment applications and to support the decision of the Deputy Secretary-Treasurer of the Etobicoke York District panel Committee of Adjustment to refuse consent to sever the rear portions of 195 and 203 Oakmount Road, as represented by the proposal and appeals outlined in the report (December 16, 2009) from the Director, Transportation Services, Etobicoke York District.

Decision Advice and Other Information

Etobicoke York Community Council held a statutory public meeting on January 12, 2010 and notice was given in accordance with the Planning Act.

Origin

(December 16, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

The applicant's proposal is to retain 14 of the 15 existing, 3-bedroom rental townhouses at 200 Keele Street, to demolish one such unit and to construct a new townhouse block containing 12 condominium townhouse units plus one rental townhouse unit on the lands comprising all of 200 Keele Street together with the rear portions of 195 and 203 Oakmount Road. The Oakmount lands are proposed to be added through consent applications that were refused and are now under appeal at

the Ontario Municipal Board. Vehicle access to both existing and new townhouses is proposed via a non-DIPS compliant private lane from Keele Street. Further, the new townhouse block is proposed to be constructed over lands subject to the City of Toronto Ravine Protection By-law.

Background Information

December 16, 2009 staff report

(<http://www.toronto.ca/legdocs/mmis/2010/ey/bgrd/backgroundfile-25771.pdf>)

Notice

(<http://www.toronto.ca/legdocs/mmis/2010/ey/bgrd/backgroundfile-25927.pdf>)

Communications

- (January 1, 2010) Letter from Chris Townsend (EY.Main.EY33.2.1)
- (January 6, 2010) E-mail from David Hall (EY.Main.EY33.2.2)
- (January 7, 2010) E-mail from Brandy Dowdall (EY.Main.EY33.2.3)
- (January 6, 2010) E-mail from Les and Hilde Avila (EY.Main.EY33.2.4)
- (January 8, 2010) E-mail from Nancy Duez (EY.Main.EY33.2.5)
- (January 10, 2010) E-mail from Tatyana and Mark Bourke (EY.Main.EY33.2.6)
- (January 10, 2010) E-mail from Donna and Norm Boychuk (EY.Main.EY33.2.7)
- (January 10, 2010) E-mail from Silvia Franz (EY.Main.EY33.2.8)
- (January 10, 2010) E-mail from Frank Attard (EY.Main.EY33.2.9)
- (January 10, 2010) E-mail from Zoltan Ari (EY.Main.EY33.2.10)
- (January 11, 2010) E-mail from Lee Lambert (EY.Main.EY33.2.11)
- (January 11, 2010) E-mail from Brian and Brenda O'Farrell (EY.Main.EY33.2.12)
- (January 11, 2010) E-mail from Roseanne Suokas (EY.Main.EY33.2.13)
- (January 11, 2010) E-mail from Davide Wencer (EY.Main.EY33.2.14)
- (January 11, 2010) E-mail from Joumana Zeeb (EY.Main.EY33.2.15)