

Appeal of Committee of Adjustment Decisions

(City Council on November 23, 24 and 25, 1999, adopted this Clause, without amendment.)

The Etobicoke Community Council recommends the adoption of the following report (October 22, 1999) from the Director of Community Planning, West District:

Purpose:

To advise Etobicoke Community Council of Committee of Adjustment Decisions which have been appealed to the Ontario Municipal Board and to recommend whether legal and staff representation is warranted.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that legal and staff representation not be provided for the appeals regarding 67 Princeton Road and 64 Faversham Crescent.

Background:

Two appeals of Committee of Adjustment decisions in the Etobicoke Community Council area for applications at 67 Princeton Road and 64 Faversham Crescent.

Comments:

The applications and appeals are summarized as follows:

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| (i) | Address: | 67 Princeton Road |
| | Ward: | Kingsway-Humber |
| | Application No.: | A-243/99ET |
| | Applicant: | Reinhold Stroeter and Margaret Linda Guske |
| | Appellant: | Reinhold Stroeter and Margaret Stroeter |
| | Date of Appeal: | October 6, 1999 |
| | Hearing Date: | To be determined by the OMB |
| | Zoning: | Second Density Residential (R2). |

Application: The 11.12 m by 36.6 m (36½ ft by 120 ft) lot is located on the east side of Princeton Road one property removed from Valiant Road. A one-storey detached dwelling and a detached single car garage currently occupy the property. The applicant is proposing to construct a one-storey rear and side addition with an open and unroofed deck to the rear and to convert the existing detached garage into a shed for storage. The applicant sought two

variances. One relating to the elimination of the required legal existing parking space with a parking space located adjacent to the dwelling. The second relating to coverage of the storage shed (4.58 percent proposed whereas 2 percent is permitted). Planning staff's comments dated September 15, 1999, recommended that the applicant provide a legal parking space.

Decision of Committee of Adjustment: Refused

Comments: Staff have not identified any significant planning issues and do not recommend Legal and Planning staff representation at the Ontario Municipal Board.

(ii) Address: 64 Faversham Crescent
Ward: Markland – Centennial
Application No.: A-225/99ET
Applicant: Jean Fong
Appellant: Jean Fong
Date of Appeal: September 20, 1999
Hearing Date: To be determined by the OMB
Zoning: Second Density Residential (R2)

Application: The existing one-storey detached dwelling maintains a front yard setback of 7.64 m (25 ft). The applicant proposes to construct a one-storey front vestibule addition with a front yard setback of 4.64 m (15 ft). The Etobicoke Zoning Code requires a front yard setback of 8.25 m (27 ft).

Decision of Committee of Adjustment: Refused

Comments: Staff have not identified any significant planning issues and do not recommend Legal and Planning staff representation at the Ontario Municipal Board.

Conclusions:

Staff have not identified any significant planning issues with the applications at 67 Princeton Road and 64 Faversham Crescent and do not recommend Legal and Planning staff representation at the Ontario Municipal Board.

Contact:

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