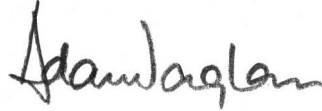


NOTICE OF MOTION

39 Huron Street – Ward 20 (Trinity-Spadina)



Moved by: Councillor Adam Vaughan

SUMMARY

The Committee of Adjustment refused an application by Salvatore Benedetto to construct a third storey addition over the existing 2-storey row house at 39 Huron Street as well as a 3-storey addition at the rear; and City planning staff submitted a report to the Committee recommending refusal of the application advising that the proposal would result in inappropriate density, building depth and rear yard setback which would have a negative impact on the surrounding residential properties and is not in keeping with the character of the area.

City planning staff have also submitted a report to the Committee recommending refusal of the raised decks advising that the proposed decks would project into the already-reduced rear yard setback and result in negative privacy, overlook, and separation distance;

The proposed addition does not conform to the intent of both the Zoning By-law and the Official Plan; many immediate neighbours and area residents have expressed their concerns with the proposal and the resulting impacts; and the owner/applicant appealed the decision of the Committee to the Ontario Municipal Board;

RECOMMENDATIONS

That City Council of the City of Toronto give authority for the City Solicitor and planning staff to attend the Ontario Municipal Board hearing in support of the refusal of the application.