
City Council

MOTION WITHOUT NOTICE

MM31.6	ACTION			Ward: 20
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Direction to Appear at the Ontario Municipal Board Regarding 102 Robert Street - Councillor Vaughan, seconded by Councillor Rae

•This Motion relates to an Ontario Municipal Board Hearing and has been deemed urgent. Council has added this Motion to the agenda for debate.

Recommendations

Councillor Vaughan, seconded by Councillor Rae, recommends:

1. That City Council direct the City Solicitor to appear at the Ontario Municipal Board with appropriate City staff and independent consultant(s), if necessary, to support the decision of the Committee of Adjustment refusing the application for 102 Robert Street.

Summary

At its hearing of January 21, 2009, the Toronto and East York Panel of the Committee of Adjustment refused an application to demolish an existing one-story dwelling and construct a new three-storey dwelling at 102 Robert Street. (Please find the decision attached.)

Local neighbours, along with the Harbord Village Residents Association, strongly opposed the proposal for this site, which sits within the proposed Harbord Village Heritage Conservation Plan, Phase II. The applicant is seeking to build a home which is unacceptably large compared to other houses in the neighbourhood. Moreover, the plans propose a driveway and carport at the front of the home which would be out of keeping with the neighbourhood. As such, the current plans could create a precedent that would destabilize the fragile interior of this heritage neighbourhood.

In addition to concerns over the gross floor area and carport, members of the local community are concerned about variances for the front lot line setback as well as the side lot line setback for the portion of the dwelling exceeding 17.0 m in depth. The variances sought will lead to negative impacts related to overlook, privacy and sunlight on the surrounding neighbours.

The applicant has appealed the decision of the Committee of Adjustment to the Ontario Municipal Board. Authorization is being requested to allow the City Solicitor to attend at the Ontario Municipal Board to support the Committee of Adjustment's refusal of the application.

Attachment

(Submitted to City Council on February 23 and 24, 2009, as MM31.6)

Background Information

(January 21, 2009) Notice of Decision, Minor Variance/Permission from the Manager and Deputy Secretary Treasurer, Toronto and East York Panel, Committee of Adjustment (<http://www.toronto.ca/legdocs/mmis/2009/mm/bgrd/backgroundfile-19321.pdf>)