

NOTICE OF MOTION**REQUEST FOR CITY REPRESENTATION AT THE ONTARIO MUNICIPAL BOARD – A0072/09NY – 198 SNOWDON AVENUE****Moved by: Councillor Jenkins**

_____**SUMMARY:**

On March 18, 2009, the Committee of Adjustment – North Panel – refused four variances requested by the owner of 198 Snowdon Avenue. The variances would permit the construction of a new two storey dwelling on the above-noted property. Relief was sought for a GFA of 0.59; front yard setback; front yard hard surface area of 59.8%; and front yard soft landscaping of 71.8%.

The front elevation drawing showed an entrance to the home on the first floor with a 14-step staircase leading up to the door. This proposed staircase extended halfway into the front yard. Also proposed was a two car at grade garage. The proposed home does not fit in with the established character of homes in the neighbourhood. The application also did not meet requirements under the City policy for a “Green Streetscape”.

The Committee felt that this application was not in keeping with Official Plan Policy 4.1.5 which states that “No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.”, and refused the application.

The owner has appealed this decision to the Ontario Municipal Board. A hearing has been set for June 1st, 2009.

Staff did not comment on this application.

RECOMMENDATIONS:

1. That Council authorize the City Solicitor to attend the Ontario Municipal Board Hearing and retain outside planning consultants to uphold the City’s zoning by-law and Committee of Adjustment decision; and that, should it be necessary, Legal staff attend the OMB hearing on June 1st to seek an adjournment in order to retain the services of planning consultants.