



Councillor Adam Vaughan 魏德方

Toronto City Council
Trinity-Spadina, Ward 20

March 25, 2009

Toronto and East York Community Council,

Re: 22 Walmer Road – request for the City Solicitor and Planning staff to attend the Ontario Municipal Board

I am writing to request that the City Solicitor and Planning staff be instructed to attend the Ontario Municipal Board regarding 22 Walmer Road.

RECOMMENDATIONS:

1. That the City Solicitor and Planning staff be instructed to attend the Ontario Municipal Board hearing on April 6, 2009 and take the position that the variances should not be granted unless there is agreement on a condition to require design and materials of the proposed garage ramp enclosure satisfactory to the director of community planning TEY district (application A0493/07EY.)

SUMMARY:

An application for variances with respect to the property known as 22 Walmer Rd was heard by the Committee of Adjustment on January 21, 2009. The proposal is to erect a structure to enclose the existing parking garage entrance ramp that is located at the front of the property.

The application, if approved, would result in an enclosure that does not complement the buildings on the street and would greatly diminish the quality of the streetscape. The proposed design and materials shown in the current plans do not meet the intent of the Zoning By-law, which is to maintain the established streetscape and preserve the prevailing character of the neighbourhood.

At the time of the Committee of Adjustment meeting, City Planning staff submitted a report recommending refusal. On January 21, 2009 the Committee of Adjustment refused the application. Subsequent to the Committee of Adjustment's decision, the applicant approached Planning staff in order to seek agreement by negotiating changes to the structure's materials in order to address Planning staff's concerns. Planning staff is confident that a settlement can be reached, however, the owner has appealed the decision of the Committee of Adjustment to the Ontario Municipal Board. The hearing date is scheduled for April 6, 2009.

Authorization is being requested to give authority for the City Solicitor and Planning staff to seek a satisfactory settlement and attend the Ontario Municipal Board hearing.

Thank you for your consideration.

Sincerely,

Adam Vaughan, Councillor
Ward 20, Trinity-Spadina



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