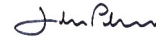


NOTICE OF MOTION

ONTARIO MUNICIPAL BOARD HEARING – COMMITTEE OF ADJUSTMENT APPLICATION – 218 Randolph Road

Moved by: Councillor John Parker



Seconded by: Councillor Cliff Jenkins



SUMMARY:

On November 29, 2007 a Zoning By-law Amendment application was submitted to permit the existing detached home on the subject property to be replaced by two semi-detached units. The application was later amended to propose two detached dwellings.

The applicant proposes to replace the existing two storey detached house and accessory garage at 218 Randolph Road with two detached two storey houses with integral at-grade garages. The applicant has proposed to sever the lot to create two parcels. Both parcels would have a frontage of 6.1 metres (20 feet) fronting onto the west side of Randolph Road, and an area of 241.4 metres (2,598 feet). The Low Density Residential (R1A) Zone requires a minimum lot frontage of 9.0 metres (30 feet) and a minimum lot area of 275 square metres (2,960 square feet). The collective impact of the proposal to create two undersized lots would result in a development which is out of character with the neighbourhood. The proposed development does not comply with Official Plan policy 4.1.5 regarding development in *Neighbourhoods*, as it does not respect the existing physical character of the neighbourhood.

City Planning staff had several meetings with the applicant and indicated that they would not be in support of the redevelopment of the lot as proposed. On October 28, 2009 the applicant appealed the Zoning By-law Amendment application to the Ontario Municipal Board. On January 27, 2010 Council directed staff to attend at the OMB in support of the staff recommendation to refuse the application.

It was subsequently agreed that a hearing on the merits of the Zoning By-Law Amendment application was premature pending an application for consent to sever the property. The OMB hearing in respect of the Zoning By-law Amendment appeal was adjourned on consent of the parties to provide time such that the severance had either been granted, or could be considered at the same time.

On April 27, 2010, an application was filed for the required severance. The application was refused by the Committee of Adjustment at its meeting on June 23, 2010. On July 16, 2010 the applicant appealed the decision of the Committee of Adjustment. A hearing date has not yet been set.

RECOMMENDATIONS:

1. That Council authorize the City Solicitor, City Planning Staff and other staff as required to attend the Ontario Municipal Board Hearing to uphold the City's By-law and the Committee of Adjustment's decision.

August 12, 2010