
City Council

Motion without Notice

MM8.13	ACTION			Ward: 40
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Requesting Council authority to appeal the Committee of Adjustment Decision for File A076/11SC (8 Gloxinia Crescent) - by Councillor Norm Kelly, seconded by Councillor Michael Del Grande

- * *This Motion has been deemed urgent by the Chair.*
- * *This Motion is not subject to a vote to waive referral.*
- * *This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Norm Kelly, seconded by Councillor Michael Del Grande, recommends that:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment decision of May 10, 2011, regarding 8 Gloxinia Crescent (A076/11SC) to the Ontario Municipal Board (OMB).
2. City Council authorize the City Solicitor to attend the OMB hearing for 8 Gloxinia Crescent and to retain outside planning assistance if necessary.

Summary

On May 10, 2011, the Committee of Adjustment approved a variance application for 8 Gloxinia Crescent. The proposal is to construct a new two-storey, single family detached dwelling to replace a house destroyed by fire of an apparent suspicious origin. Variances are requested for side yard setback and lot coverage.

The proposed development is 22% larger than what is permitted by the by-law and almost 30% larger than the average house in the neighbourhood.

This development will have an adverse impact on the local residential community. This is a community of stable, attractive, single-family homes that has been fighting the onslaught of rooming houses for the past decade. The proposed number of bathrooms and below grade entrances to the property point to all the earmarks of a potential rooming house.

The property owner indicated that he has built several large houses in the area but, when pressed for the addresses so that the neighbourhood could check them out, he didn't respond.

This is a neighbourhood under siege. As the local Councillor, I request Council authorize the City Solicitor to appeal the Committee of Adjustment Decision and to retain outside planning assistance if necessary and to attend the OMB hearing.

(Submitted to City Council on May 17 and 18, 2011 as MM8.13)