

North York Community Council

(City Council on March 21, 2013, deferred consideration of Item NY22.34 to the City Council meeting on April 3 and 4, 2013 and directed the Chief Planner and Executive Director, City Planning, in consultation with the local Councillor, to continue to work with the applicant and neighbours to address the outstanding and planning concerns in an effort to find a settlement on this matter and report directly to Council at that meeting on the progress achieved.)

NY22.34	Action			Ward:16
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Request for City Solicitor to attend Ontario Municipal Board Hearing - 350 Glengrove Avenue West

Community Council Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor and City Planning staff to attend the Ontario Municipal hearing to uphold the Committee of Adjustment's decision.

Origin

(February 26, 2013) Memo from Councillor Stintz

Summary

On November 21, 2012 the Committee of Adjustment modified and approved an application to permit the construction of a three-storey dwelling. The existing dwelling would be demolished.

1. Proposed gross floor area of 530m² or 5704.8sq.ft. (0.67 times the area of the lot)
2. Proposed front lot line setback of 7.74m to the bay window
3. Proposed east side lot line setback of 0.9m
4. Proposed west side lot line setback of 2.95m

Staff recommended that Committee reduce the proposed Gross Floor Area (Variance 1) to a size that is more in keeping with previous Committee Approvals and the character of the surrounding area. The Applicant reduced the proposed Gross Floor Area (Variance 1) to 510.60m² (0.648 times the area of the lot).

The Committee of Adjustment modified and approved Variance #1 to a proposed gross floor area of 354.66m² (0.45 times the area of the lot) and approved Variances #2, 3 and 4 subject to the conditions of Urban Forestry.

On December 5, 2012 the Applicant appealed the Committee decision to the Ontario Municipal Board. Case #PL130087 will be heard on May 28, 2013.

Background Information (Community Council)

(February 26, 2013) Memo from Councillor Stintz on Request for City Solicitor to attend Ontario Municipal Board Hearing for 350 Glengrove Ave. West

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-56378.pdf>

Attachment 1 - Committee of Adjustment Notice of Decision - Minor Variance Application - 350 Glengrove Ave. West

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-56379.pdf>

Attachment 2 - Report from the Director, Community Planning, North York District to the Committee of Adjustment, North York District on Committe of Adjustment Application - 350 Glengrove Ave. West

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-56380.pdf>