

**350 Glengrove Avenue West – Minor Variance
Application – Ontario Municipal Board Appeal
Status Report**

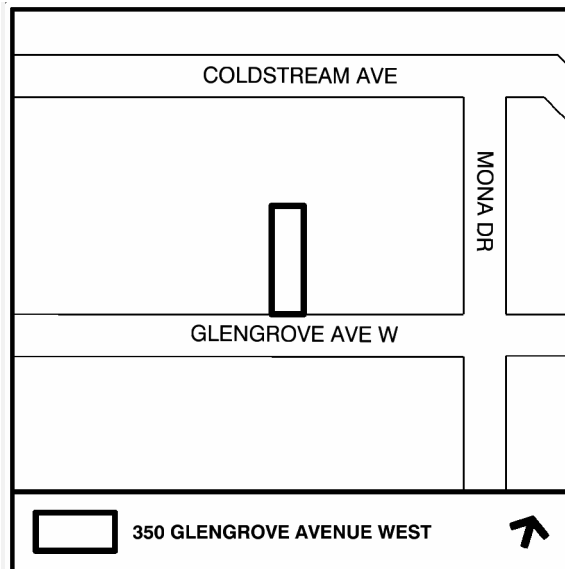
Date:	March 28, 2013
To:	City Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Ward No 16 - Eglinton-Lawrence
Reference Number:	P:\2013\Cluster B\PLN\City Council\CC13032 File No. A728/12NY

SUMMARY

On March 21, 2013, City Council deferred consideration of Item NY22.34, to the City Council meeting on April 3 and 4, 2013. Item NY22.34 authorized the City Solicitor and City Planning staff to attend the Ontario Municipal Board hearing to uphold the Committee of Adjustment's decision on 350 Glengrove Avenue West.

City Council also 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 on the progress achieved.

City Planning is currently in the process of trying to work towards a settlement with the applicant and neighbours in consultation with the local Councillor. These discussions are ongoing and a final settlement has not yet been reached.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct 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 reach a settlement and to report directly to the May 7th and 8th City Council meeting with respect to same.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of November 21, 2012, the North York Committee of Adjustment modified and approved Variance #1 from 530 m² (0.67 times the area of the lot) to a proposed gross floor area of 354.66 m² (0.45 times the area of the lot) and approved Variances #2, 3 and 4 subject to the conditions of Urban Forestry. The Committee of Adjustment decision can be found at:

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

At its meeting of February 26, 2013, North York Community Council recommended that City Council authorize the City Solicitor and City Planning staff to attend the Ontario Municipal Board hearing to uphold the Committee of Adjustment's decision. The North York Community Council decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY22.34>

At its meeting of March 21, 2013, City Council 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.. The City Council decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY22.34>

ISSUE BACKGROUND

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. Requested variances were:

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 the character of the surrounding area. The Applicant proposed to reduce the 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.

COMMENTS

City Planning is currently in the process of trying to work towards a settlement with the applicant and neighbours in consultation with the local Councillor. These discussions are ongoing and a final settlement has not yet been reached. The Ontario Municipal Board hearing has been scheduled for the date of May 28th and May 29th 2013. Planning can continue to pursue settlement discussions with the applicant and Council can consider this item at its May 7 and 8th City Council meeting. Therefore, my report recommends:

1. City Council direct 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 reach a settlement and to report directly to the May 7th and 8th City Council meeting with respect to same.

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SIGNATURE

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