



Karen Stintz
Councillor - Ward 16, Eglinton Lawrence

Date: February 26, 2013
To: North York Community Council –City Clerk's Office-Secretariat
From: Councillor Karen Stintz
Subject: Request for City Solicitor to attend OMB hearing for 350 Glengrove Ave. W.

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.

RECOMMENDATIONS:

1. That City Council authorize the City Solicitor to retain outside planning consultant(s) and the City Solicitor and outside planning consultant(s) to attend the Ontario Municipal Board hearing to uphold the Committee of Adjustment's decision.

Sincerely,

Karen Stintz
City Councillor