



Karen Stintz
Councillor - Ward 16, Eglinton Lawrence

Date: June 18, 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 8 Forest Wood

SUMMARY:

On May 23, 2013, the Committee of Adjustment refused an application to permit the construction of a new three-storey dwelling with an integral, at grade, one car garage. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE North York Zoning By-law No. 7625

1. Existing/proposed lot area of 609.94m²
2. Proposed lot coverage of 41.53% of the lot area (which includes the rear excavated porch)
3. Proposed front yard setback of 4.74m
4. Proposed north side yard setback of 1.37m
5. Proposed south side yard setback of 1.28m
6. Proposed rear yard setback to the porch is 9.36m
7. Proposed building length of 18.11m
8. Proposed number of storeys is 3

Staff recommended that should Committee approve the application, the lot coverage and dwelling length be reduced and the front and rear yard setbacks be increased. That the increase in length, number of storeys and lot coverage, as well as reduction in setbacks on all sides of the dwelling, result in an overdevelopment of the site and the cumulative impact of the proposed variances is significant.

On June 10, 2013 the Applicant appealed the Committee's decision to the Ontario Municipal Board. A hearing has not been scheduled as yet.

RECOMMENDATIONS:

1. That City Council authorize the City Solicitor and appropriate City staff to appear at the Ontario Municipal Board Hearing to uphold the Committee of Adjustment's decision.

Sincerely,

Karen Stintz
City Councillor