



Karen Stintz
Councillor - Ward 16, Eglinton Lawrence

Date: October 17, 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 238 Haddington Ave.

SUMMARY:

On July 4, 2013 the Committee of Adjustment unanimously refused an application (A397-/13NY) to construct a new three-storey dwelling. The existing dwelling would be demolished.

In discussions with staff, the applicant agreed to reduce the coverage from 36.2% to 35.5% and the proposed building height from 10.32 m to 9.99 m, however, staff continued to feel that greater reductions were required to respect and reinforce the existing physical character of the neighbourhood.

Staff recommended that the proposal for a three (3)-storey dwelling be refused and the proposed lot coverage and proposed building height be reduced.

The Committee of Adjustment Refused the Minor Variance Application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained;
- The general intent and purpose of the Zoning By-law is not maintained;
- The variance(s) is not considered desirable for the appropriate development of the land;
- In the opinion of the Committee, the variance(s) is not minor.

On July 22, 2013 the Applicant appealed the Committee's decision to the Ontario Municipal Board. A hearing has not been scheduled as of yet for OMB File #PL130876.

RECOMMENDATION:

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

Sincerely,

Karen Stintz
City Councillor