

File Number:	A56/12EYK	Zoning	RS (PPR)
Owner(s):	ROBERT STERN	Ward:	Etobicoke-Lakeshore (06)
Agent:	ROBERT STERN		
Property Address:	11 LAKE PROMENADE	Community:	
Legal Description:	PLAN 1581 PT LOT 2		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage and a rear inground pool.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 330-23.A.(9)**
 The maximum permitted floor space index is 0.35 times the lot area (358.24 m²).
 The new dwelling will have a floor space index of 0.58 times the lot area (596.38 m²).
- Section 330-23.A.(10)(a)**
 The maximum permitted height is 9.5 m.
 The new dwelling will have a height of 10.05 m.

The Committee had before it the following communication:

- A copy of the minutes from the public hearing held on February 23, 2012.
- Letters from Robert Stern, owner, outlining revisions to the application and requesting to be rescheduled on the next available hearing, dated September 12, 2012 & April 12, 2012.
- A copy of the plan of survey, revised site statistics, site, floor and elevation plans.
- The letter from Steven H. Heuchert, Manager, and permits issued by Toronto and Region Conservation Authority, dated September 18, 2012.
- The departmental reports from the Supervisor, Tree Protection and Plan Review, dated October 10, 2012 & February 16, 2012.
- Letters in opposition from Graham Twomey & Lydia Kreuk, 27 Lake Promenade, dated October 8, 2012 & February 13, 2012.
- Letters in opposition from Olga Cutmore, 3 Lake Promenade, dated October 11, 2012 & February 19, 2012.
- A letter in opposition Charles D. Kamber, 38-Thirty-First Street, dated February 21, 2012.
- Letters in opposition & photographs of other surrounding properties, from Gary & Donna Notar, 7 Lake Promenade, dated October 11, 2012 & February 20, 2012.

- The letter from Nicole Moxley, Planner, The Toronto and Region Conservation Authority, recommending a deferral of the application, dated February 21, 2012.
- A letter in opposition from Sharon & Brent Chamberlain, 25 Lake Promenade, dated February 22, 2012.
- Letters in opposition from Rob Thompson, 10 Lake Promenade, dated October 15, 2012 & February 22, 2012.
- A letter in opposition from Madeleine Pengelley & David Pritchard, 336 Lake Promenade, dated February 17, 2012.
- Letters in opposition from Isabel Bayrakdarian & Serouj Kradjian, 23 Lake Promenade, dated October 9, 2012 & February 21, 2012.
- A letter in opposition from the Ratepayers' Association of South Long Branch, dated February 20, 2012.
- A copy of the revised north elevation plan, 3-identical letters in support from neighbours at 1, 18, 33 Lake Promenade, previous decisions reflecting an increase in floor space index including photographs of the properties. ALL exhibits submitted by Robert Stern, owner, on February 21, 2012.
- Photographs of the existing elevations(west & southwest)of the subject property.
- The staff report from the Director, Community Planning, Etobicoke York District, dated February 22, 2012.
- The letter from Tara Jahanarai, Planner, The Toronto and Region Conservation Authority, in support of the application, dated October 9, 2012.
- A letter in opposition from Sandra & Alex Sualim, 1 Lake Promenade, dated October 9, 2012.
- A letter in opposition from Sonia Ricci, 14 Lake Promenade, dated October 9, 2012.
- A letter in support from Councillor Mark Grimes, Ward 6, dated October 15, 2012.
- A letter in opposition from Sharon Kerr, 11 Lake Promenade, dated October 16, 2012.
- A letter in *support* from the Ratepayers' Association of South Long Branch, dated October 15, 2012.
- A petition in opposition from the immediate neighbours, submitted by Earl Davis, October 18, 2012.
- Email correspondence to Councillor Mark Grimes, Ward 6, from Michele Davis, 23 Lake Promenade, dated October 18, 2012.
- Correspondence from Councillor Mark Grimes, Ward 6, withdrawing his letter dated October 15, 2012.
- A letter from Quinto Annibale, Solicitor for Gary Notar, indicating the sign posted on the property is not visible and is not legible from the street, dated October 18, 2012, submitted at the public hearing.
- A copy of the written presentation from Earl & Michele Davis, 23 Lake Promenade, submitted at the public hearing.

MOTION:

It was moved by Fred Dominelli, seconded by Dominic Gulli, and carried unanimously that the application **not** be **deferred** as there was a proper sign posted on the subject property. The motion passed and the Committee proceeded to hear the application.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Robert & David Stern, owners, outlined the application, referring to the material on file.
- Earl & Michele Davis, 23 Lake Promenade, spoke in opposition.
- David Banham, 35 Lake Promenade, spoke in opposition.
- Alex Notar, 7 Lake Promenade, spoke in opposition.
- Sandra Sualim, 1 Lake Promenade, spoke in opposition.

MOTION:

It was moved by Mary-Anne Popescu, seconded by Fred Dominelli, and carried unanimously that the application be **deferred for a maximum of three months**, at the request of the Committee members to allow the applicant an opportunity to revise the plans to be more in keeping with the zoning by-law and to schedule a Community Meeting with the local Councillor and discuss the proposal with concerned area residents.