

Minutes of Town of Hampstead

MINUTES OF THE SPECIAL COUNCIL MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON NOVEMBER 15TH, 2010, AT THE COMMUNITY CENTER, 30 LYNCROFT ROAD, AT 9:00 P.M.

THOSE PRESENT WERE: Mayor William Steinberg, Councillors Abraham Gonshor, Jack Edery, Leon Elfassy, Michael Goldwax, Bonnie Feigenbaum and Harvey Shaffer, forming a quorum with Mayor Steinberg presiding.

ALSO PRESENT: Mr. Richard Sun, Director General and Me Nathalie Lauzière, Town Clerk, acting as Secretary of the Meeting.

FIRST QUESTION PERIOD

The Mayor invited those persons in attendance to ask their questions.

2010-603

ADOPTION OF THE AGENDA

On motion of Councillor Jack Edery, seconded by Councillor Leon Elfassy, it was UNANIMOUSLY RESOLVED:

- THAT the agenda of the special meeting is hereby adopted as submitted.

Adopted

2010-604

DEPOSIT OF THE MINUTES OF THE PAC MEETING HELD ON NOVEMBER 11TH, 2010

Each member of the Council having received a copy, the Town Clerk deposits the minutes of the Planning Advisory Committee meeting held on November 11th, 2010.

2010-605

REQUEST TO AUTHORIZE THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY DWELLING AT 233 NETHERWOOD CRESCENT, LOT NO.: 2 089 944 ZONE RA-2 (SPAIP BY-LAW NUMBER 775)

On motion of Councillor Bonnie Feigenbaum, seconded by Councillor Jack Edery, it was UNANIMOUSLY RESOLVED:

THAT the site planning and architectural integration program showing **plans and elevations for the construction of a new detached single family dwelling at 233 Netherwood Crescent**, submitted to the Planning Advisory Committee meeting of November 11, 2010 is *approved*, the whole in conformity with the provisions of the Zoning By-law number 727 and of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC.

Councillor Harvey Shaffer disclosed his pecuniary interests; he abstained from participating in the discussions and from voting or attempting to influence the vote.

Council members who voted:

Councillor Abe Gonshor
Councillor Jack Edery
Councillor Leon Elfassy
Councillor Michael Goldwax
Councillor Bonnie Feigenbaum

Adopted

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Intervention of interested persons concerning request for minor exemption at 233 Netherwood Road:

Mrs. Rachel Genziuk

2010-606

MINOR EXEMPTION REQUEST TO THE ZONING BY-LAW NUMBER 727, ON ARTICLES 6.2.1, 6.3.3, 6.4.1 AND 6.7 IN ORDER TO PERMIT PROJECTIONS BEYOND THE PRESCRIBED SETBACKS OF A DETACHED SINGLE-FAMILY DWELLING AT 233 NETHERWOOD CRESCENT, LOT NO.: 2 089 944, ZONE RA-2 TO PERMIT THE FOLLOWING ELEMENTS:

- FRONT (UNDERGROUND) SETBACK AT 1.52 M (4.9 FEET) INSTEAD OF 6.1M (20 FEET)
- LEFT SIDE SETBACK AT 2.24M (7.3 FEET) INSTEAD OF 2.87M (9.4 FEET) IN ORDER TO PERMIT THE FOLLOWING ELEMENTS: A SIDE PROJECTION, LATERAL INDOOR STAIRS, AND A CHIMNEY.
- REAR SETBACK AT 6.85 M (22.5 FEET) INSTEAD OF 7.39M (24.3 FEET) IN ORDER TO PERMIT A CANTILEVER WALL.
- RIGHT SIDE SETBACK AT 2.24M (7.3 FEET) INSTEAD OF 2.87M (9.4 FEET) IN ORDER TO PERMIT THE FOLLOWING ELEMENT: A BAY WINDOW

WHEREAS the members of Council have reviewed the request for approval for a minor exemption to Zoning By-law N^o 727 Articles 6.2.1, 6.3.3, 6.4.1 and 6.7 for the property located at 233 Netherwood Crescent, lot 2 089 944, in order to permit projections beyond the prescribed setbacks;

WHEREAS the Planning Advisory Committee, at its meeting held on November 11th 2010, recommended to *approve* the aforementioned request for minor exemption;

On motion of Councillor Leon Elfassy, seconded by Councillor Jack Edery, it was RESOLVED:

- ✓ THAT the aforementioned request for minor exemption for the property located at 233 Netherwood Crescent, on lot 2 089 944, Zone RA-2, is **approved**.

Councillor Harvey Shaffer disclosed his pecuniary interests; he abstained from participating in the discussions and from voting or attempting to influence the vote.

Mayor William Steinberg called for a vote:

Voted in favour:

Councillor Jack Edery
Councillor Leon Elfassy
Councillor Michael Goldwax
Councillor Bonnie Feigenbaum

In favour: 4

Voted against:

Councillor Abe Gonshor

Against: 1

Adopted on division

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2010-607

REQUEST TO AUTHORIZE THE MODIFICATION OF A SEMI-DETACHED SINGLE FAMILY DWELLING TO PERMIT A NEW ATTACHED GARAGE AT 5610 QUEEN MARY ROAD, LOT NO.: 2 089 015, ZONE RA-1 (SPAIP BY-LAW NUMBER 775)

On motion of Councillor Leon Elfassy, seconded by Councillor Bonnie Feigenbaum, it was UNANIMOUSLY RESOLVED:

THAT the site planning and architectural integration program showing **plans and elevations for the modification of a semi detached single family dwelling to permit a new attached garage at 5610 Queen Mary**, submitted to the Planning Advisory Committee meeting of November 11, 2010 is *approved*, the whole in conformity with the provisions of the Zoning By-law number 727 and of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC.

Adopted

Intervention of interested persons concerning request for minor exemption at 5610 Queen Mary Road:

No Intervention

2010-608

MINOR EXEMPTION REQUEST TO THE ZONING BY-LAW NUMBER 727, ARTICLE 6.3.3, IN ORDER TO PERMIT A ONE STOREY ATTACHED GARAGE BEYOND THE PRESCRIBED SETBACKS OF A SEMI-DETACHED SINGLE-FAMILY DWELLING AT 5610 QUEEN MARY ROAD, LOT NO.: 2 089 015, ZONE RA-1.

WHEREAS the members of Council have reviewed the request for approval for a minor exemption to Zoning By-law N° 727 Article 6.3.3 for the property located at 5610 Queen Mary Road, lot 2 089 015, in order to permit a one storey attached garage beyond the prescribed setbacks;

WHEREAS the Planning Advisory Committee, at its meeting held on November 11 2010, recommended to *approve* the aforementioned request for minor exemption;

On motion of Councillor Leon Elfassy, seconded by Councillor Bonnie Feigenbaum, it was UNANIMOUSLY RESOLVED:

- ✓ THAT the aforementioned request for minor exemption for the property located at 5610 Queen Mary Road, on lot 2 089 015, Zone RA-1, is **approved**.

Adopted

SECOND QUESTION PERIOD

The Mayor invited those persons in attendance to ask their questions.

2010-609

ADJOURNMENT

All the subjects of the Agenda having been discussed, it was proposed by Councillor Michael Goldwax, seconded by Councillor Bonnie Feigenbaum and unanimously resolved to declare the meeting closed.

Adopted

(s) William Steinberg _____
Dr. William Steinberg, Mayor

(s) Nathalie Lauzière _____
M^c Nathalie Lauzière, Town Clerk