

**NOTICE OF MOTION****STAFF REPRESENTATION AT THE ONTARIO MUNICIPAL  
BOARD – 25 WILFRED AVENUE****Moved by: Councillor****JOHN FILION****Seconded by: Councillor****SUMMARY:**

Yi Xiao Song, the owner of 25 Wilfred Avenue, made an application to the Committee of Adjustment, North York District for the division of a parcel of residential lands into two (2) parts for the creation of a new residential building lot.

Minor Variance Applications were also made for the construction of a new two storey dwelling on each of the proposed lots. Variances were requested with respect to lot frontage and width, lot area, lot coverage, north and south side yard setbacks, rear deck height, rear deck width, porch projection and below grade garages.

The consent and minor variance applications were considered by the Committee of Adjustment on July 18<sup>th</sup>, 2007, where it was the decision of the Committee to refuse all three (3) of the applications.

Planning staff commented that the proposed lots could be considered appropriate, but that the number of variances being requested represented an overdevelopment of the property.

The applicant appealed only the consent application to the Ontario Municipal Board.

Secondary Minor Variance Applications were made for the construction of a new two storey dwelling on each of the proposed lots. Variances were requested with respect to lot frontage and width and lot area.

These applications were considered by the Committee of Adjustment on January 16<sup>th</sup>, 2008, where it was the decision of the Committee to refuse the applications.

Planning staff did not report on these subsequent applications as the applicant addressed the issues raised in the previous staff report.

The applicant appealed the Committee's refusal of the Minor Variance Applications to the Ontario Municipal Board.

The Ontario Municipal Board has not set a date for this hearing.

The Councillor is requesting that Legal staff retain outside Planning Consultants and attend the Ontario Municipal Board hearing in support of the Committee's decision.

**RECOMMENDATIONS:**

1. That Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board hearing to uphold the Committee's decisions.

February 4<sup>th</sup>, 2008