

# John Filion

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Toronto City Councillor – Ward 23, Willowdale

**Date:** May 2<sup>nd</sup>, 2017

**To:** North York Community Council –City Clerk's Office-Secretariat

**From:** Councillor John Filion

**Subject:** Representation at an Ontario Municipal Board hearing for 215 and 217 Elmhurst Avenue

## **SUMMARY:**

The applicant has applied to the Committee of Adjustment (Application Nos. B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY, A0274/16NY) to obtain consent to sever the properties at 215 and 217 Elmhurst Avenue into three undersized residential lots and for minor variances from Zoning By-laws 7625 and 569-2013 to permit the construction of a new two-storey dwelling on each of the proposed severed lots (the "Applications").

At its hearing on January 12, 2017, the Committee of Adjustment refused the applications for both the consent and minor variances. In their report, Planning Staff were of the opinion that the proposal is not in keeping with the intent of the Official Plan or the intent of the Zoning By-laws and should be refused. Copies of the Notices of Decision and Staff Report are attached.

The applicant has already appealed the Committee of Adjustment's decision to the Ontario Municipal Board.

No hearing date has been scheduled for this appeal.

## **RECOMMENDATIONS:**

1. That City Council authorize the City Solicitor and appropriate staff to attend the Ontario Municipal Board and to retain outside consultants as necessary to oppose the proposed consent and minor variances requested in Application Nos. B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY, A0274/16NY respecting 215 and 217 Elmhurst Avenue.



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