John Filion

Toronto City Councillor – Ward 23, Willowdale

Date: **October 10, 2012**

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

From: Councillor John Filion

Subject: **Representation at an Ontario Municipal Board hearing for 116-118 Cameron Ave.**

SUMMARY:

Applications for Consent and Minor Variance were submitted by Glenn Rubinoff, on behalf of Roy Butler, Doris Butler, John Laufer and Gerda Laufer, to permit the severance of the subject properties into three residential building lots and the construction of a new two-storey dwelling on each of the proposed lots.

On September 12, 2012, the Committee of Adjustment refused the consent applications on the grounds that the proposed land division does not conform to the policies of the official plan, the suitability of the land for the purposes for which it was to be subdivided was not demonstrated, and the suitability of the dimensions and shapes of the proposed lots was not demonstrated. The associated variances were refused on the grounds that the general intent and purpose of the Official Plan and the Zoning By-law was not being maintained, the variances were not considered desirable for the appropriate development of the land, and, in the opinion of the Committee, the variances were not minor.

The property owner has appealed this decision to the Ontario Municipal Board.

RECOMMENDATIONS:

1. That Council authorize the City Solicitor and an outside planner to attend the Ontario Municipal Board hearing in support of the Committee of Adjustment's refusal of the lot severance and associated variances.

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