

City Council

Motion without Notice

MM36.30	ACTION			Ward:23
---------	--------	--	--	---------

Staff Representation at an Ontario Municipal Board Hearing for 115 Alfred Avenue - by Councillor John Filion, seconded by Councillor Joe Mihevc

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral.*

** This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor John Filion, seconded by Councillor Joe Mihevc, recommends that:

1. City Council authorize the City Solicitor to appeal the approval of the minor variances for 115 Alfred Avenue and to attend the Ontario Municipal Board hearing in opposition to the Committee of Adjustment's approval of the minor variances with respect to the east side yard setback and the building height.

Summary

On May 23, 2013, the Committee of Adjustment, North York Panel considered an application for Minor Variances submitted by Chow Associates Inc, on behalf of the owners to permit the construction of a new two-storey dwelling at 115 Alfred Avenue. The application included a proposed east side yard setback of 1.17m, where 1.52m is required, and a proposed building height of 9.15m, where 8.8m is allowed. At the hearing on May 23, the Committee approved the application.

These variances are not consistent with what has been previously approved by the Committee of Adjustment in this area, and do not meet the standards of the zoning by-law, standards which were reinforced in the new zoning bylaw recently passed by Council. This is an urgent matter as the deadline for filing this appeal is Wednesday, June 12, 2013.

(Submitted to City Council on June 11 and 12, 2013 as MM36.30)

Background Information (City Council)

Member Motion MM36.30