



Councillor



Jaye ROBINSON

WARD 25 • DON VALLEY WEST

Date: January 3, 2013

To: North York Community Council

From: Councillor Jaye Robinson

Subject: Representation at an Ontario Municipal Board hearing for 139 Buckingham Avenue (Application Nos. B044/12NY, A295/12NY and A296/12NY)

SUMMARY:

A consent application and two minor variance applications were submitted to permit the division of an existing lot into two parts. The existing detached house would be demolished and two-storey dwellings are proposed to be constructed on each of the resulting lots.

On November 21, 2012, the North York panel of the Committee of Adjustment (the "Committee") approved the consent, with conditions (B0044/12NY). The Committee refused the majority of the variances requested on A295/12NY and A296/12NY on the grounds that they ran afoul of the general intent and purpose of the Official Plan and the zoning by-law, were not desirable for the appropriate development of the land and were not minor in nature.

The Committee's decisions on the above-noted files were appealed to the Ontario Municipal Board by Davies Howe Partners LLP on behalf of the owner.

RECOMMENDATIONS:

1. That City Council direct the City Solicitor along with independent land use planning consultant(s), if necessary, to attend the Ontario Municipal Board hearing in support of the Committee of Adjustment's decisions on 139 Buckingham Avenue.