Date: April 9, 2013

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

From: Councillor John Filion

Subject: Representation at an Ontario Municipal Board hearing for 198 Dunview Avenue.

SUMMARY:

Applications for Consent and Minor Variance were submitted by Glen Rubinoff, on behalf of Jing Zhang, to permit the severance of the subject property into two residential building lots and the construction of a new two-storey dwelling on each of the proposed lots.

In their Staff Report, City Planning Staff recommended that the applications be refused on the grounds that the proposed severance of this lot did not respect the physical character of the neighbourhood in regards to lot frontage and depth, would not meet the Zoning By-law regulations for an R4 zone and that the undersized nature of the lots would necessitate variances which would "result in a built form that is not in keeping with the size of the proposed lots".

On March 6th, 2013, 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 current property owner, Amir Charmchi, has appealed this decision to the Ontario Municipal Board.

RECOMMENDATIONS:

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