

John Fillion

Toronto City Councillor – Ward 23, Willowdale

Date: June 18, 2013

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

From: Councillor John Fillion

Subject: Representation at an Ontario Municipal Board hearing for 268 Hollywood Avenue

SUMMARY:

Applications for Consent and Minor Variance were submitted by Eskander Azadi, 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.

On May 8th, 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, Eskander Azadi, 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.



Toronto City Hall
100 Queen Street W., Suite B36
Toronto, Ontario M5H 2N2
Tel: (416) 392-0210
Fax: (416) 392-7388
councillor_fillion@toronto.ca

North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7
Tel: (416) 395-6411
Fax: (416) 395-6441
www.johnfillion.ca