Date: November 19, 2013
To: North York Community Council – City Clerk’s Office-Secretariat
From: Councillor John Filion
Subject: Representation at an Ontario Municipal Board Hearing for 29 Farrell Avenue

SUMMARY:

An application for Minor Variances was submitted by Homeland, on behalf of Maisam Asgarian, to permit the construction of a new two-storey dwelling at 29 Farrell Avenue. At its meeting of November 6th, 2013, the Committee of Adjustment granted all seven variances, including a variance requesting a proposed finished first floor height of 1.3 metres.

A finished first floor height of 1.3 metres is more than what has previously been approved in this area under zoning bylaw No. 569-2013. It would risk setting a precedent that would change the character of the neighbourhood and would begin the erosion of the zoning bylaw, which was only recently implemented.

RECOMMENDATION:

1. That Council authorizes the City Solicitor to appeal the approval of the minor variances, and authorize the City Solicitor to attend the Ontario Municipal Board hearing in opposition to the Committee of Adjustment’s approval of the minor variance with respect to the finished first floor height.