

**City Council****Notice of Motion**

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| MM50.3 | ACTION |  |  | Ward:23 |
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**Staff Representation at an Ontario Municipal Board Hearing for 289 and 291 Hounslow Avenue - by Councillor John Filion, seconded by Councillor Joe Mihevc**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the North York Community Council. A two-thirds vote is required to waive referral.*

*\* This Motion relates to an Ontario Municipal Board Hearing and has been deemed urgent.*

**Recommendations**

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

1. City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning to attend the Ontario Municipal Board hearing to support the decision of the Committee of Adjustment in refusing the lot severance and associated variances for 289 and 291 Hounslow Avenue.

**Summary**

On January 22, 2014, the Committee of Adjustment North York Panel considered an application for Consent and Minor Variances submitted by Rubinoff Design Group, on behalf of the owners, to permit the severance of the two subject properties into three residential building lots, and the construction of a new two-storey dwelling on each of the proposed lots.

In their report, City Planning Staff recommended that the applications be refused on the grounds that the subject lots, in their current form, maintain and reinforce the character of the neighbourhood. The approval of a severance on a lot this size could risk weakening the character of the neighbourhood and the suitability of the land for the purposes it was to be subdivided had not been demonstrated.

On January 22, 2014, the Committee of Adjustment North York Panel 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 were 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. On February 10, 2014, the applicant

appealed this decision to the Ontario Municipal Board.

(Submitted to City Council on April 1 and 2, 2014 as MM50.3)

**Background Information (City Council)**

Member Motion MM50.3

Committee of Adjustment North York Panel - Public Hearing Notice on Consent and Minor Variance for 289 and 291 Hounslow Avenue

<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67814.pdf>

Lot Study Results for Areas Surrounding 289 and 291 Hounslow Avenue

<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67816.pdf>

(January 17, 2014) Report from the Director, Community Planning, North York District on 289 and 291 Hounslow Avenue

<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67817.pdf>

Committee of Adjustment North York Panel - Notice of Decision on Consent and on Minor Variance for 289 and 291 Hounslow Avenue

<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67819.pdf>