John Filion

Toronto City Councillor – Ward 23, Willowdale

Date: **January 15, 2013**

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

From: Councillor John Filion

Subject: **Representation at an Ontario Municipal Board Hearing for 168 Holmes Avenue**

SUMMARY:

An application for Minor Variances was submitted by Shayan Ravadgar, on behalf of Taraneh Hossein-Khani and Feridoon Ravadquar, to permit the construction of a new two-storey dwelling at 168 Holmes Avenue. The application requested variances for building height of 10.30 meters where 10 meters is permitted, building length of 18.85 meters where 15.3 meters is permitted, and a front yard setback of 6.56 meters where 11.97 meters is permitted.

At its meeting of November 20th 2013, the Committee of Adjustment refused all three variances 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.

On November 21st 2013, the applicant appealed this decision to the Ontario Municipal Board.

RECOMMENDATION:

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 minor variances.

TORONTO

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

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