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 103 Burndale Avenue

SUMMARY:

An application for Minor Variances was submitted by Grazyna Strzeszewski and Grzegorz Strzeszewski, to permit the construction of a new two-storey dwelling at 103 Burndale Avenue. At its meeting of December 11th, 2013, the Committee of Adjustment granted all seven variances, including a variance requesting a proposed finished first floor height of 1.37 meters, where 1.2 meters is allowed.

A finished first floor height of 1.37 meters 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.