Date: August 12, 2014
To: North York Community Council – City Clerk’s Office-Secretariat
From: Councillor John Filion
Subject: Representation at an Ontario Municipal Board hearing for 265 & 267 Greenfield Avenue.

SUMMARY:

Applications for Consent and Minor Variance were submitted by Rubinoff Design Group, on behalf of Hesam Bahman-Bijari, to permit the severance of the subject properties into three residential building lots and the construction of a new two-storey dwelling on each of the proposed lots.

In their Staff Report, City Planning Staff recommended that the applications be refused on the grounds that "the subjects lots in their current form maintain and reinforce the stability and character of the neighbourhood and approval of a severance on a lot this size could risk weakening the character of the neighbourhood".

On July 9th, 2014, 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.

John Alati, on behalf of Hesam Bahman-Bijari, has appealed this decision to the Ontario Municipal Board.

RECOMMENDATIONS:

1. That Council authorize the City Solicitor and the City Planner to attend the Ontario Municipal Board hearing in support of the Committee of Adjustment’s refusal of the lot severance and associated variances.