

City Council**Notice of Motion**

MM8.23	ACTION			Ward:23
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97 Elmwood Avenue - Request for Representation at the Ontario Municipal Board - 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 City Planner to attend the Ontario Municipal Board hearing to oppose the associated variances for the application respecting 97 Elmwood Avenue.

Summary

The applicant applied to the Committee of Adjustment (Application No. A0385/15NY) for minor variances from Zoning By-laws 7625 and 569-2013 to permit the construction of a two-storey addition and a new second storey addition over the existing dwelling at 97 Elmwood Avenue.

At its hearing on May 27, 2015, the Committee of Adjustment approved the Application with modifications to the lot coverage to 32 percent and refusal of the variances for building height at 10.41m and 10.38m under By-laws 7625 and 569-2013 respectively.

In their report, City Planning staff recommended that the variances for proposed lot coverage and building height be reduced to ensure the dwelling be more in keeping with the existing character of the neighbourhood. On June 16, 2015, the owner, Elham Hajarjian, appealed the Committee of Adjustment's Decision to the Ontario Municipal Board. A copy of the staff report and the Notice of Decision of the Committee of Adjustment is attached.

No hearing date has been scheduled for this appeal.

Background Information (City Council)

Member Motion MM8.23

(May 19, 2015) Report from the Director, Community Planning, North York District on 97

Elmwood Avenue

<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-81961.pdf>

Committee of Adjustment, North York Panel Notice of Decision on application for Minor Variance/Permission for 97 Elmwood Avenue

<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-81960.pdf>