

John Filion

Toronto City Councillor – Ward 23, Willowdale

Date: December 4, 2014
To: North York Community Council –City Clerk's Office-Secretariat
From: Councillor John Filion
Subject: Representation at an Ontario Municipal Board hearing for 57 Horsham Avenue

SUMMARY:

On November 5th, 2014, the Committee of Adjustment North Panel considered an application for Consent and Minor Variances submitted by M.P. Design & Associates Ltd., on behalf of Amir Charmchi in Trust, to permit the severance of the subject property into two 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 lot, in its current form, maintains and reinforces the stability and character of the neighbourhood and approval of a severance on a lot this size could risk weakening the character of this neighbourhood"..

On November 5th, 2014, the Committee of Adjustment refused the consent applications on the grounds that the proposed land division did not conform to the policies of the official plan, the suitability of the land for the purposes for which it was to be subdivided had not been demonstrated and the suitability of the dimensions and shapes of the proposed lots had not been 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.

On November 25th, 2014, Bruce Ketcheson, on behalf of Amir Charmchi, 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.



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