

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 6 Stuart Avenue.

SUMMARY:

On November 5th, 2014, the Committee of Adjustment North Panel considered an application for Consent and Minor Variances submitted by Rubinoff Design Group, on behalf of Namita and Ronit Sharma, 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 proposed severance did not respect the physical character of the lots in the neighbourhood with regards to lot frontage, and that the application did not meet the intent of the Zoning By-Laws for the R4 zone.

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 14th, 2014, Glenn Rubinoff, on behalf of Ronit and Namita Sharma, 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.



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