

Date: June 16, 2015
To: North York Community Council
From: Councillor Josh Colle
Subject: Representation at an Ontario Municipal Board hearing for 45 Churchill Ave.

SUMMARY:

On May 7th, 2015, the Committee of Adjustment North York Panel refused an application for Consent and Minor Variances to sever the property into two undersized residential lots, and construct two new three-story dwellings on the proposed lots.

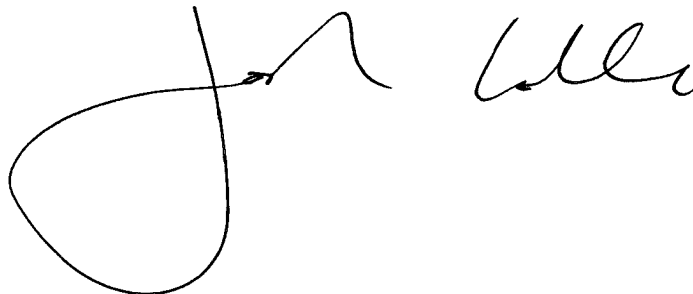
The Committee refused the application on the grounds that the proposed land division does not conform to the policies of the Official Plan, the suitability of the land for the purposes for which it is to be subdivided has not been demonstrated, and the suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

The requested variances to the zoning by-law to permit 2 new detached three-story dwellings were refused on the grounds that the general intent and purpose of the Official Plan is not maintained, the general intent and purpose of the Zoning by-law is not maintained, the variance(s) is not considered desirable for the appropriate development of the land, and in the opinion of the Committee, the variance(s) is not minor.

The Goldberg Group, on behalf of Jeffery John Oulahen, has appealed the decision of the Committee to the Ontario Municipal Board.

RECOMMENDATIONS:

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

A handwritten signature in black ink, appearing to read "Josh Colle". The signature is written in a cursive style with a large loop at the beginning and a smaller loop at the end.