

John Filion

Toronto City Councillor – Ward 23, Willowdale

Date: April 4th, 2017

To: North York Community Council –City Clerk's Office-Secretariat

From: Councillor John Filion

Subject: Representation at an Ontario Municipal Board hearing for 18 Goulding Avenue

SUMMARY:

The applicant has applied to the Committee of Adjustment (Application No. A0608/16NY) for minor variances from Zoning By-laws 7625 and 569-2013 to construct a cantilevered addition to the existing dwelling as well as a screened porch, deck and enclosed atrium (the "Application"). At its hearing on August 25, 2016, the Committee of Adjustment refused the application for minor variances because it does not maintain meet the four tests.

In their report, Planning Staff recommended that the application be refused as the variances required to facilitate the proposal are neither individually nor cumulatively minor in nature.

This application is of concern as it is not in keeping with the intent of the zoning bylaws and would create a significant precedent in the area. The Notice of Decision is attached.

This matter is time sensitive and urgent as a hearing has been scheduled for June 20, 2017.

RECOMMENDATIONS:

1. That City Council authorize the City Solicitor and appropriate staff to attend the Ontario Municipal Board and to retain outside consultants as necessary to oppose the proposed minor variances requested in Application No. A0608/16NY respecting 18 Goulding Avenue.



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