

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 28 Moore Park Avenue

SUMMARY:

The applicant has applied to the Committee of Adjustment (Application No. A0976/16NY) for minor variances from the City-wide Zoning By-law 569-2013 and former City of North York Zoning By-law 7625 to legalize and maintain a three-storey detached dwelling with an integral garage that is currently under construction at 28 Moore Park Avenue (the "Application").

On January 12, 2017, the Committee refused the Application and the requested variances for number of storeys. In the opinion of the Committee the Application did not maintain the general intent and purpose of the Official Plan or the Zoning By-laws, the variances were not considered desirable for the appropriate development of the land, and the variances were not considered minor.

In their report, Planning Staff recommended that the application be refused as the variances, as currently proposed, are contrary to the intent of the Official Plan and Zoning By-laws.

The Notice of Decision is attached.

This matter is time sensitive and urgent as a hearing has been scheduled for July 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. A0976/16NY respecting 28 Moore Park Avenue.



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