

John Filion

Toronto City Councillor – Ward 23, Willowdale

Date: June 6th, 2018

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

From: Councillor John Filion

Subject: Representation at a Toronto Local Appeal Body hearing for 319 Horsham Avenue

SUMMARY:

The applicant applied to the Committee of Adjustment (Application Nos. B0066/17NY, A0974/17NY, A0975/17NY) to obtain consent to sever the property at 319 Horsham Avenue into two undersized residential lots and for minor variances from Zoning By-laws 7625 and 569-2013 to permit the construction of a new two-storey dwellings on each of the proposed severed lots (the "Applications").

At its hearing on April 18, 2018, the Committee of Adjustment refused the applications for both the consent and minor variances. In their report, Planning Staff were of the opinion that the applications should be refused in order to respect and reinforce the existing lot pattern and frontages of the neighbourhood. Copies of the Notices of Decision and Staff Report are attached.

The applicant has appealed the Committee of Adjustment's decision to the Toronto Local Appeal Body.

A hearing date has been set for September 11, 2018.

RECOMMENDATIONS:

1. That City Council authorize the City Solicitor and appropriate staff to attend the Toronto Local Appeal Body hearing to oppose the appeal of the Committee of Adjustment's decisions for Application Nos. B0066/17NY, A0974/17NY, A0975/17NY respecting 319 Horsham Avenue, and to retain outside consultants as necessary; and
2. That City Council authorize the City Solicitor to resolve the appeals in her discretion and in consultation with the Ward Councillor and the Chief Planner and Executive Director, City Planning.



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