

NOTICE OF MOTION

ONTARIO MUNICIPAL BOARD HEARING – COMMITTEE OF ADJUSTMENT APPLICATION – 65 Thorncliffe Park Drive

Moved by: **Councillor Karen Stintz** _____

Seconded by: **Councillor Denzil Minnan-Wong** _____

SUMMARY:

The owner of 65 Thorncliffe Park Drive submitted an application to the Committee of Adjustment, North York Panel, for permission to allow a portion of the main floor within a rental high-rise apartment building to be used for meeting rooms, recreation space, and daily prayer activities (place of worship).

The renovations had already been undertaken without permits. Municipal Licensing and Standards staff issued a Notice of Violation to the owner of 65 Thorncliffe Park Drive. The Notice refers to use of the space as a “place of worship”, a use not permitted in the By-law unless within a dedicated building.

Variances were requested to permit approximately 576 square metres (6,200 square feet) within a residential high-rise building to be used for meeting rooms, recreation space, and daily prayer activities (place of worship).

In order to accommodate the place of worship, the applicant has converted an existing locker storage area. This conversion does not reflect the general purpose and intent of the Zoning By-law and is not minor as it proposes the addition of a use not contemplated in the manner proposed. The conversion has created issues regarding potential impacts such as noise and on-site parking requirements as well as the loss of locker storage space for residents.

The Committee of Adjustment for the City of Toronto (North District) REFUSED the variances requested. The applicant has appealed the decision of the Committee of Adjustment to the Ontario Municipal Board. The Ontario Municipal Board has not set a hearing date for the application.

Community Council is requesting representation at the Ontario Municipal Board hearing.

RECOMMENDATIONS:

1. That Council authorize the City Solicitor, City Planning Staff and other staff as required attend the Ontario Municipal Board Hearing to uphold the City’s By-law and the Committee of Adjustment’s decision.