

Thursday, November 17, 2011

**NOTICE OF DECISION**  
**CONSENT**  
(Section 53 of the Planning Act)

File Number:	B048/11NY	Zoning	R4 - Waiver -
Owner(s):	TORONTO DISTRICT SCHOOL BOARD	Ward:	Willowdale (24)
Agent:	MCCARTHY TETRAULT LLP		
Property Address:	500 CUMMER AVE	Community:	North York
Legal Description:	PLAN 1962 PT LOT 13		

Notice was given and the application considered on Thursday, November 17, 2011, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This is an application for the division of the lands into two parts for conveyance purposes for the creation of a new residential building parcel.

The lands concerned have a lot frontage of 95.31m on the north side of Cummer Avenue, and an area of 20148.3m<sup>2</sup>. The lands currently contain an existing school building municipally known as 500 Cummer Avenue and are designated as Part 1 and Part 2 on the plan attached to this notice.

It is proposed to divide the lands into two parts for the creation of a new residential parcel. The retained parcel of lands (Part 2) would continue to be used for educational purposes.

The land to be severed is Part 1 would have 117.08m fronting on the south side of Ruth Avenue and a lot area of approximately 10521.4square metres (2.6 acres). The lands are presently vacant, and would accommodate a future residential development.

The land to be retained is Part 2 would have 95.31m fronting on the north side of Cummer Avenue and a lot area of approximately 9626.9square metres (2.37 acres). The existing building (school) would be retained.

This application is being considered in connection with Minor Variance application A627/11NY.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Consent Application is Approved on Condition**

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section

53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

1. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.
2. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Technical Services.
3. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.
4. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
5. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.
6. The requirements of the Technical Services Division.

COMMITTEE OF ADJUSTMENT  
(North York Civic Area)

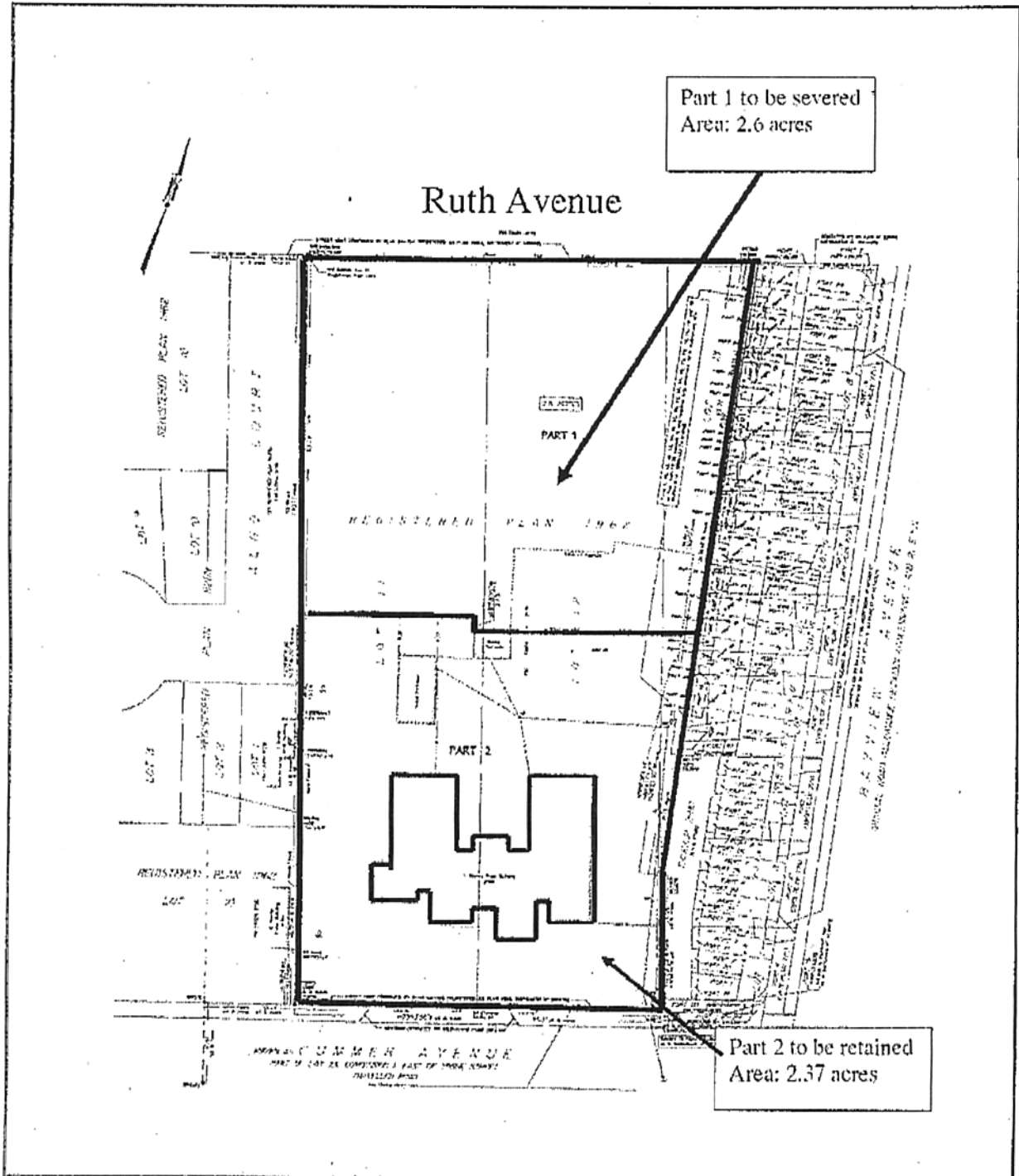
File - B048/11NY,  
A627/11NY



**TORONTO**


Address: 500 Cummer Avenue.

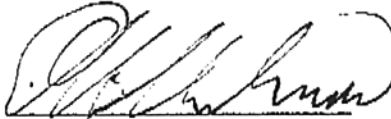
North  
(Plans Only)



**SIGNATURE PAGE**

File Number: B048/11NY Zoning R4 - Waiver -  
Owner(s): TORONTO DISTRICT SCHOOL BOARD Ward: Willowdale (24)  
Agent: MCCARTHY TETRAULT LLP  
Property Address: 500 CUMMER AVE Community: North York  
Legal Description: PLAN 1962 PT LOT 13

  
Isaac Lallouz (signed)

  
Edwin (Ted) Ross Shepherd  
(signed)

\_\_\_\_\_  
Rick Ross (signed)

DATE DECISION MAILED ON: Friday, November 25, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 14, 2011

CERTIFIED TRUE COPY

Denise Rundle (signed)  
Manager & Deputy Secretary Treasurer  
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).

**NOTE:** Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Thursday, November 17, 2011

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)**

File Number:	A627/11NY	Zoning	R4 - Waiver -
Owner(s):	TORONTO DISTRICT SCHOOL BOARD	Ward:	Willowdale (24)
Agent:	MCCARTHY TETRAULT LLP		
Property Address:	NORTH 95.31M OF 500 CUMMER AVE	Community:	North York
Legal Description:	PLAN 1962 PT LOT 13		

Notice was given and a Public Hearing was held on Thursday, November 17, 2011, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the existing office uses within the school building to be maintained.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

- Existing educational institution under the jurisdiction of the Toronto District School Board offering language instruction for newcomers to Canada  
WHEREAS an education institution under the jurisdiction of the Toronto District School Board shall offer elementary or secondary school education.


**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Minor Variance Application is Approved**

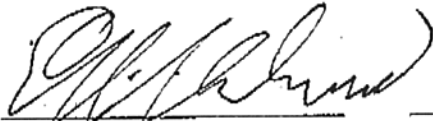
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

**SIGNATURE PAGE**

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Property Address: NORTH 95.31M OF 500 CUMMER AVE Community: North York  
Legal Description: PLAN 1962 PT LOT 13

  
Isaac Lallouz (signed)

  
Edwin (Ted) Ross Shepherd  
(signed)

\_\_\_\_\_  
Rick Ross (signed)

DATE DECISION MAILED ON: Friday, November 25, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, December 6, 2011

CERTIFIED TRUE COPY

Denise Rundle (signed)  
Manager & Deputy Secretary Treasurer  
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).