TORONTO

ONTARIO MUNICIPAL BOARD HEARING – COMMITTEE OF ADJUSTMENT APPLICATION – 3747-3757 Keele Street and 11 Le Page Court

SUMMARY:

Craft Acquisitions Corporation, the owner of 3747-3757 Keele Street and 11 Le Page Court, submitted a Minor Variance application to the North York Panel of the Committee of Adjustment to permit the development of a large scale stand alone retail store on these properties (file number A0739/10NY). The existing buildings on these properties would be demolished.

Variances were requested to former City of North York Zoning By-law No. 7625 with respect to total retail floor area, the number of parking spaces, building setbacks, loading spaces and landscaping. Variances were requested to City of Toronto Zoning By-law No. 1156-2010 for the 11 Le Page Court property to permit a retail store that is not ancillary to a manufacturing use, building height, building setbacks and landscaping.

Planning staff wrote a report to the Committee of Adjustment and recommended the application be refused as the proposal does not meet the intent and purpose of the City's Official Plan. Economic Development, Culture and Tourism staff commented that a large scale retail use on these lands may not be desirable or appropriate and would not meet the intent and purpose of the Official Plan or the Zoning By-law. Transportation Services staff had no objections to the parking and loading variances, but commented that the traffic impacts of the proposal had not been reviewed.

The Committee of Adjustment for the City of Toronto (North York Panel) **refused** the Minor Variance application at its February 23, 2011 meeting.

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 these applications.

The Councillor is requesting representation at the Ontario Municipal Board hearing.

RECOMMENDATION:

1. That Council authorize the City Solicitor, City Planning staff and any other appropriate City staff to attend the Ontario Municipal Board hearing to uphold the City's Official Plan and Zoning By-law and the Committee of Adjustment's decision.

March 17, 2011