



Jaye Robinson

City Councillor
Ward 25 - Don Valley West



To: NORTH YORK COMMUNITY COUNCIL

From: COUNCILLOR JAYE ROBINSON

Date: August 11, 2011

SUBJECT: 238 St. Leonard's Avenue – Ontario Municipal Board Hearing

Summary:

On June 15, 2011, the North York panel of the Committee of Adjustment refused three variances pertaining to the application regarding 238 St. Leonard's Avenue. The applicant was seeking numerous variances. This property was the subject of a previous Committee of Adjustment application for the construction of a new two storey home which was approved for an existing lot frontage and width of 13.9m, and existing lot area of 615m², which was appealed to the Ontario Municipal Board, where the Board's decision to approve only the variances requested for existing lot frontage and width and existing lot area.

The applicant was requesting approval from the Committee of Adjustment to construct a three storey home with a below grade parking area that is not permitted under By-laws 1196-2009 and 7625 due to more than 50% of the height of the basement level being located above the established grade. This was refused by the Committee of Adjustment on June 15, 2011. The Toronto Water Division confirmed information brought forth at the previous Board hearing regarding the absence of storm sewers on St. Leonard's Avenue, and should approval be given for a below grade garage there is potential for flooding as a result of the inability to create a storm sewer connection.

This request is made to authorize the City Solicitor and a planner to attend before the Ontario Municipal Board to oppose the application.

Recommendations:

1. That City Council authorize the City Solicitor and any relevant Staff to attend at all proceedings before the Ontario Municipal Board pertaining to the appeal of the Committee of Adjustment decision with respect to 238 St. Leonard's Avenue to uphold the decision of the Committee of Adjustment.

A handwritten signature in cursive script that reads "Jaye Robinson".