Date: February 25, 2014

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

From: Councillor Karen Stintz

Subject: Request for Representation at the Ontario Municipal Board Hearing

File#: A524/13NY – Property Address: 32 Cranbrooke Avenue

That City Council authorize the City Solicitor and appropriate City staff to appear at the Ontario Municipal Board Hearing to uphold the Committee of Adjustment’s decision.

SUMMARY:
On August 28, 2013 the Committee of Adjustment refused an application to construct a new two-storey detached dwelling with an integral one car garage. The existing dwelling and detached garage would be demolished.

Staff recommended that any approval be subject to the following conditions:

1. The property be developed in accordance with the submitted front elevation plans dated July 2, 2013.
2. The proposed rear deck be built in accordance with the submitted revised site plan, dated August 22, 2013.

The Committee of Adjustment refused the Minor Variance Application for the following reasons:
- The general intent and purpose of the Official Plan is not maintained;
- The general intent and purpose of the Zoning By-law is not maintained;
- The variance(s) is not considered desirable for the appropriate development of the land;
- In the opinion of the Committee, the variance(s) is not minor.

On September 6, 2013 the Applicant appealed the Committee’s decision to the Ontario Municipal Board. A hearing has not been scheduled as yet.

BACKGROUND INFORMATION
(August 27, 2013) Report from Allen Appleby, Director, Community Planning, North York District
(August 28, 2013) Decision of the Committee of Adjustment, North York District