



Karen Stintz

Councillor - Ward 16, Eglinton Lawrence

Date: June 11, 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 # B017/14NY: 12 Bannockburn Ave

SUMMARY:

On May 14, 2014 the Committee of Adjustment Refused a Consent application to sever the property into two lots. The retained lot would maintain a private Montessori school which operates within the school building owned by the Toronto District School Board. The severed lot has been declared surplus to the needs of the Toronto District school Board and would be developed at a later date. No variances were proposed at that time.

The Staff Report set out a number of conditions should the consent be approved.

The Committee of Adjustment Refused the Consent as in the opinion of the Committee, the application did not satisfy the requirements of Section 51(24) of the Planning Act and NOT approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

On June 10th, 2014, the applicant appealed the Committee of Adjustment Decision to the Ontario Municipal Board. A hearing has not been scheduled as yet.

RECOMMENDATION:

That City Council authorize the City Solicitor to retain outside planning consultant(s) and the City Solicitor and outside planning consultant(s) to attend the Ontario Municipal Board hearing to uphold the Committee of Adjustment's decision.

BACKGROUND INFORMATION:

(May 8, 2014) Report from Allen Appleby, Director, Community Planning, North York District
(May 14, 2014) Decision of the Committee of Adjustment, North York District

Sincerely,

Karen Stintz,
City Councillor, Ward 16