



STAFF REPORT
Committee of Adjustment
Application

Date:	Thursday May 8, 2014
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 16 (Eglinton- Lawrence)
Reference:	File No. B017/14NY Address: 12 BANNOCKBURN AVENUE Application to be heard: Wednesday May 14, 2014 at 9:30 a.m.

RECOMMENDATION

Staff recommend that should Committee approve the application for Consent, any approval be subject to the following conditions:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.
2. 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 the Decision.
3. Copies of a deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and clearly delineating the parcels of land approved by the Committee of Adjustment. A listing of the PARTS and their respective areas is required.
4. A copy of a letter from the Executive Director of Technical Services advising that the applicant has obtained the necessary adjustment to the municipal addressing of the land. Contact Survey and Mapping Services, Technical Services at (416) 392-7755. The application for municipal addressing must be accompanied by a copy of the deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and specify the PART numbers that will comprise each of the new parcels.
5. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.

APPLICATION

To obtain consent to sever the property into two lots. The retained lot will maintain a private Montessori school which operates within the school building owned by the Toronto District School Board (TDSB). The severed lot has been declared surplus to the needs of the TDSB and will be redeveloped at a later date. No variances are proposed at this time.

Retained - Part 2

Address to be assigned

The lot frontage is 146.5m on Haddington Avenue and Bannockburn Avenue, and the lot frontage is 79.3m on Kelso Avenue. The lot area is 11,612m². The existing school will remain. No construction is proposed.

Conveyed - Part 1

Address to be assigned

The lot frontage is 108.7m on Haddington Avenue and Bannockburn Avenue, and the lot frontage is 79.4m on Clyde Avenue. The lot area is 8,620 m². Future development will require additional City planning review.

COMMENTS

The subject property is located west of Avenue Road and south of Wilson Avenue and is designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered stable areas where new development will maintain the existing physical character of the area.

Section 4.1 of the Plan outlines the development policies for *Neighbourhoods*. The Official Plan acknowledges that *Neighbourhoods*, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. The key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood. The preamble to the development criteria states, "Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing character."

The subject property is zoned R6, in the former City of North York By-Law No. 7625 as amended. The objective of Zoning By-Laws is to establish specific standards as to how land is developed.

In discussions with Planning staff, the applicant has indicated that another School Board is interested in developing the severed portion of this land as a school site. Planning has reviewed 5 concept plans submitted by the applicant that demonstrate the severed portion is suitable for a school site. Staff understand that the interested parties have also reviewed the site and have indicated that they can accommodate a school on this severed portion of the subject site.

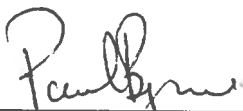
Staff recommend that should Committee approve the application for Consent, any approval be subject to the conditions noted above.

Respectfully submitted,

CONTACT

Vanessa Covello, Planner
Tel: 416-395-7104
Fax: 416-395-7200
E-mail: vcovell@toronto.ca

SIGNATURE



for Allen Appleby
Director, Community Planning, North York District

B017/14NY - 12 BANNOCKBURN AVENUE