

Wednesday, May 14, 2014

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B017/14NY	Zoning	R6 (waiver)
Owner(s):	TORONTO DISTRICT SCHOOL BOARD	Ward:	Eglinton-Lawrence (16)
Agent:	WALKER NOTT DRAGICEVIC ASSOC LTD		
Property Address:	12 BANNOCKBURN AVE	Community:	North York
Legal Description:	PLAN 1576 LOT 95 LOT 99 LOT 63 LOT 67		

Notice was given and the application considered on Wednesday, May 14, 2014, as required by the Planning Act.

THE CONSENT REQUESTED:

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.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **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.

SIGNATURE PAGE

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Isaac Lallouz (signed)

Morley Rosenberg (signed)

DATE DECISION MAILED ON: Thursday, May 22, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 11, 2014

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.