Date: August 12, 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#: B028/14NY; A293/14NY; A294/14NY; & A295/14 considered jointly.
- Property Address: 176 & 178 Caribou Road.

That City Council authorize the City Solicitor and appropriate City staff, or if necessary, retain outside planners and experts to attend the Ontario Municipal Board hearing to uphold the Committee of Adjustment's Refusal of the Consent and Minor Variances.

SUMMARY:
On June 25, 2014, the Committee of Adjustment Refused the above application for consent to sever a parcel of residential lands into three parts for conveyance purposes for the creation of three new undersized building lots and the minor variance applications to build three 3-storey dwellings with 2-car integral garages on each of the newly created lots related to 176 and 178 Caribou Road.

Staff recommended that the proposed Consent and associated Variance applications be Refused.

The Committee of Adjustment refused the consent application on the following grounds:
- 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.

And the three minor variance applications for:
- The variance(s) are not minor;
- The proposal(s) are not appropriate to the land and buildings in the area;
- The proposal(s) do not maintain the general intent of Zoning Code and By-laws;
- The proposal(s) do not maintain the general intent of the Official Plan.

On July 14, 2014, the applicant appealed the decisions to the Ontario Municipal Board. A hearing has not been scheduled as yet.

BACKGROUND INFORMATION
(June 13, 2014) Report from Allen Appleby, Director, Community Planning, North York District
(June 25, 2014) Four Decisions of the Committee of Adjustment, North York District

Karen Stintz
Councillor - Ward 16, Eglinton Lawrence