

City Council**Notice of Motion**

MM5.24	ACTION			Ward:36
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Request for Attendance at an Ontario Municipal Board Hearing - Appeal of the Committee of Adjustment Decision for 13 Pine Ridge Drive - by Councillor Gary Crawford, seconded by Councillor Michael Thompson

- * Notice of this Motion has been given.*
- * This Motion is subject to referral to the Scarborough Community Council. A two-thirds vote is required to waive referral.*
- * This Motion relates to an Ontario Municipal Board Hearing and has been deemed urgent.*

Recommendations

Councillor Gary Crawford, seconded by Councillor Michael Thompson, recommends that:

1. City Council direct the City Solicitor to appeal the Committee of Adjustment decision granting variances for 13 Pine Ridge Drive.
2. City Council direct the City Solicitor to attend the Ontario Municipal Board to oppose the variances sought for 13 Pine Ridge Drive and authorize the City Solicitor to retain an outside planning consultant, as necessary.

Summary

On February 19, 2015 the application for a minor variance to sever the property at 13 Pine Ridge Drive (B050/14SC, A286/14SC, A287/14SC, A288/14SC) was approved, subject to certain conditions by the Scarborough Committee of Adjustment. The applicant sought consent to sever the land into three lots for single family houses. The proposed Lot Division Plan was as follows: Part 1: Proposed frontage of 25.8 m and lot area of approximately 2,842 m² Part 2: Proposed frontage of 26.33 m and lot area of 3,896 m² Part 3: Proposed frontage of 25.13 m and lot area of 2,800 m² Part 4: Land proposed to be conveyed to the Toronto and Region Conservation Authority.

The approved variance is not in keeping with the characteristics of the immediate neighbourhood which reflect estate style lots. There are no other examples of severances on this street. Allowing the severance decision to stand would be precedent setting. There was a previous decision at the Ontario Municipal Board upholding an appeal to a severance at 40 Pine Ridge Drive.

As well, there are objections from the immediate neighbours and I have heard from a number

of residents in the area that they do not support the severance.

Background Information (City Council)

(February 19, 2015) Committee of Adjustment, Scarborough Panel Notice of Decision on application for Minor Variance/Permission for 13 Pine Ridge Drive
(<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-78500.pdf>)