

Tuesday, April 24, 2007

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B27/07EYK	Zoning:	R2 (Waiver)
Owner(s):	VITOR CORDEIRO	Ward:	York South-Weston (11)
Agent:	GABE FARAONE		
Property Address:	39 ASTORIA AVE	Community:	
Legal Description:	PL 2290 E PT LT6 W PT LT7		

Notice was given and the application considered on Thursday, April 19, 2007, as required by the Planning Act.

THE CONSENT REQUESTED:

To sever the property into two undersized residential lots.

Conveyed - Part 1**39 Astoria Avenue**

The lot frontage is 5.71 m and the lot area is 223.9 m². The existing dwelling will be demolished and the property will be developed as the site of the west half of a pair of two-storey semi-detached dwellings, each with an integral single car garage.

Retained - Part 2**37 Astoria Avenue**

The lot frontage is 5.71 m and the lot area is 231.2 m². The existing dwelling will be demolished and the property will be developed as the site of the east half of a pair of two-storey semi-detached dwellings, each with an integral single car garage.

File Numbers B27/07EYK, A158/07EYK & A159/07EYK are considered jointly.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Consent Application is Refused**

It is the decision of the Committee of Adjustment to **refuse** the applicant's request for consent.

The **reason** for the decision is that, in the opinion of the Committee of Adjustment, the proposal does not satisfy the matters that the Committee has to have regard to under **subsection 51(24) of the Planning Act**.

SIGNATURE PAGE

File Number: B27/07EYK Zoning R2 (Waiver)
Owner(s): VITOR CORDEIRO Ward: York South-Weston (11)
Agent: GABE FARAONE
Property Address: **39 ASTORIA AVE** Community:
Legal Description: PL 2290 E PT LT6 W PT LT7

Douglas S. Colbourne
(signed)

Carlene Whittingham
(signed)

Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, April 27, 2007

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, May 17, 2007

CERTIFIED TRUE COPY

Susanne Pringle
Acting Manager & Deputy Secretary Treasurer
Etobicoke 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.