

City Planning Division
Gary Wright, Chief Planner and Executive Director

Committee of Adjustment 100 Queen Street West Toronto ON M5H 2N2 Tel: 416-392-7565 Fax: 416-392-0580

Wednesday, October 22, 2008

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number: B0131/08TEY Zoning R2 Z0.6

Owner(s): DARRYL JESSOP Ward: Beaches-East York (32)

Agent: JAEGAP CHUNG

Property Address: 14 AND 16 WINEVA AVE Community:

Legal Description: PL M490 PT LT21

Notice was given and a Public Hearing was held on Wednesday, October 22, 2008, as required by the Planning Act.

THE CONSENT REQUESTED:

The site is located at the northwest corner of Wineve Avenue and Alfresco Lawn. The applicant is merging two lots, 14 and 16 Wineve Avenue, to create a parcel of land 464.52 m² and is seeking consent from the Committee of Adjustment to sever the merged land into 4 residential lots and create rights-of way to widen the laneway and provide rear access to the lots. The existing pair of semi-detached dwellings will be demolished. Four new three-storey dwellings will be constructed which will require variances from the zoning by-law as outlined in applications number A0927/08TEY, A0928/08TEY, A0929/08TEY and A0930/08TEY

Retained - Parts 4, 5, 6 and 7, Draft R-Plan

14 Wineva Avenue

The lot front onto Alfresco Lawn 10.36 m and has an area of 157.94 m².

Conveyed - Parts 3, 8, 9 and 10, Draft R-Plan

Address to be assigned

The lot front onto Alfresco Lawn 6.706 m and has an area of 102.19 m².

Conveyed - Parts 2, 11, 12 and 13 Draft R-Plan

Address to be assigned

The lot front onto Alfresco Lawn 6.706 m and has an area of 102.19 m².

Conveyed - Parts 1, 14 and 15, Draft R-Plan

Address to be assigned

The lot front onto Alfresco Lawn 6.706 m and has an area of 102.19 m².

Rights-of-Way:

Parts 6, 7, 9, 10, 12, 13 and 15 rights-of-way for pedestrian and vehicular access in favour of Part 16, 17, 18, 19, 21, 22. (18 Wineva Avenue)

Part 15 rights-of-way for pedestrian and vehicular access in favour of Parts 2, 11, 12, 13 (Unit B), Parts 3, 8, 9, 10 (Unit C), and Parts 4, 5, 6, 7 (Unit D)

Parts 12 and 13 rights-of-way for pedestrian and vehicular access in favour of Parts 1, 14, 15 (Unit A), Parts 3, 8, 9, 10 (Unit C) and Parts 4, 5, 6, 7 (Unit D)

Parts 9 and 10 rights-of-way for pedestrian and vehicular access in favour of Parts 1, 14, 15 (Unit A), Parts 2, 11, 12, 13 (Unit B) and Parts 4, 5, 6, 7 (Unit D)

Parts 6 and 7 rights-of-way for pedestrian and vehicular access in favour of Parts 1, 14, 15 (Unit A), Parts 2, 11, 12, 13 (Unit B), Parts 3, 8 9, 10 (Unit C)

The Committee of Adjustment considered jointly application numbers: B0131/08TEY, A0927/08TEY, A0928/08TEY, A0929/08TEY and A0930/08TEY

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.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

SIGNATURE PAGE

File Number: B0131/08TEY Zoning R2 Z0.6

Owner(s): DARRYL JESSOP Ward: Beaches-East York (32)

Agent: JAEGAP CHUNG

Property Address: 14 AND 16 WINEVA AVE Community:

Legal Description: PL M490 PT LT21

DISSENTED		
Heather Gardiner	Fernando Costa (Signed)	Kay Gardner (Signed)
	DISSENTED	
Corinne Muccilli (Signed)	- Sandeep Agrawal	•

DATE DECISION MAILED ON: Tuesday, October 28, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, November 17, 2008.

CERTIFIED TRUE COPY

Anita M. MacLeod Manager & Deputy Secretary Treasurer Toronto and East 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.