



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
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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.

