

Michael Mizzi  
Director, Zoning and Secretary-Treasurer  
Committee of Adjustment  
City Planning Division

Committee of Adjustment  
Toronto and East York  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

416-392-7565  
coa.tey@toronto.ca

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

**File Number:** B0035/20TEY  
**Property Address:** 2165 GERRARD ST E  
**Legal Description:** PLAN 635 BLK 6 PT LOT 2 WITH ROW  
**Agent:** ROLF PALOHEIMO  
**Owner(s):** P & R DEVELOPMENTS INC  
**Zoning:** R(d1.0)(x7)(Waiver)  
**Ward:** Beaches-East York (19)  
**Community:** Toronto  
**Heritage:** Not Applicable

Notice was given and a Virtual Public Hearing was held on **Wednesday, December 2, 2020**, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two residential lots.

**Conveyed - Part 1 - Draft R Plan  
Address to be Assigned**

The lot will have a frontage of 7.62 m and an area of 292.0 m<sup>2</sup> and will be redeveloped in compliance with the Zoning By-law, as the site of a semi-detached fourplex with a laneway suite.

**Retained - Part 2 - Draft R Plan  
2165 Gerrard Street East**

The lot will have a frontage of 7.62 m and an area of 292.0 m<sup>2</sup> and will be redeveloped in compliance with the Zoning By-Law, as the site of a semi-detached fourplex and laneway suite.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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 suitability of the land for the purposes for which it is to be subdivided has not been demonstrated to be in the interest of public good;
- the suitability of the dimensions and shapes of the proposed lots has not been demonstrated for the development proposed;
- the adequacy of roads, vehicular access, parking and loading facilities has not been adequately demonstrated; and
- the adequacy of utilities and municipal services has not been demonstrated.

**SIGNATURE PAGE**

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AARON CHENG



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CARL KNIPFEL



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NIMROD SALAMON



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BRUCE MULLOCK (CHAIR)

DATE DECISION MAILED ON: **TUESDAY, DECEMBER 8, 2020**

LAST DATE OF APPEAL: **TUESDAY, DECEMBER 28, 2020**

CERTIFIED TRUE COPY



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Anita M. MacLeod  
Manager & Deputy Secretary-Treasurer  
Committee of Adjustment, Toronto and East York District

## Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.tey@toronto.ca](mailto:coa.tey@toronto.ca) and [Anita.Macleod@toronto.ca](mailto:Anita.Macleod@toronto.ca) by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Local Planning Appeal Tribunal (LPAT) for the same matter.

### TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at [www.toronto.ca/tlab](http://www.toronto.ca/tlab).

### LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

To appeal this decision to the LPAT you need the following:

- A completed LPAT Appellant Form (A1) in digital format on a USB stick and in paper format.
- \$400 with an additional reduced fee of \$25 for each connected appeal filed by the same appellant.
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.

**NOTE:** Only individuals, corporations and public agencies may appeal a decision. 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.