



City Planning Division
Gary Wright, Acting, Chief Planner and Executive Director

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

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

File Number: B0081/10TEY Zoning: R4 Z1.0 (PPR)
Owner(s): BRACONDALE TERRACES INC Ward: St. Paul's (21)
Agent: MAURIZIO TROTTA
Property Address: **4 BRACONDALE HILL RD** Community:
Legal: PLAN D1366 PT LOT 10 PT LOT 11
Description:

Notice was given and a Public Hearing was held on **Wednesday, January 26, 2011**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots, together with various easements/rights-of-way.

Retained - Parts 1-6

Easement/Right-of-way - Parts 2, 3, 4 & 5

Address to be assigned

The lot frontage is 8.98 m, measured along the front lot line, and the lot area is 345.6 m². Part 2 will be subject to a parking and pedestrian access right-of-way; Part 3 will be subject to a pedestrian access right-of-way; Part 4 will be subject to an easement/right-of-way for a common elevator machine room; and Part 5 will be subject to an easement/right-of-way for a common elevator, all in favour of the Conveyed Lot, Parts 7-12. The property will be developed as the site of a three-storey semi-detached triplex dwelling.

Conveyed - Parts 7-12

Easement/Right-of-way - Parts 7, 8, 10, 11 & 12

Address to be assigned

The lot frontage is 8.59 m, measured along the front lot line, and the lot area is 312.5 m². Part 11 will be subject to a vehicular and pedestrian access right-of-way; Part 10 will be subject to a pedestrian access right-of-way; Part 7 will be subject to an easement/right-of-way for a common elevator machine room; Part 8 will be subject to an easement/right-of-way for a common elevator; Part 12 will be subject to a pedestrian emergency garage egress right-of-way, all in favour of the Retained Lot, Parts 1-6. The property will be developed as the site of a three-storey semi-detached triplex dwelling.

File Numbers B0081/10TEY, A0719/10TEY & A0720/10TEY were considered jointly.

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

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INC
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Property Address: **4 BRACONDALE HILL RD** Community:
Legal PLAN D1366 PT LOT 10 PT LOT 11
Description:

Fernando Costa

Heather Gardiner

Kay Gardner

Sandeep Agrawal

DATE DECISION MAILED ON: **Tuesday, February 1, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, February 22, 2011**

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.