

Wednesday, May 18, 2011

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

File Number:	B0060/10NY	Zoning	R1 Z0.6 / RD (ZZC)
Owner(s):	KAMBIZ BOLOURIAN	Ward:	Eglinton-Lawrence (16)
Agent:	GLENN RUBINOFF		
Property Address:	<b>507 ST CLEMENTS AVE</b>	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 196		

Notice was given and the application considered on Wednesday, May 18, 2011, as required by the Planning Act.

**THE CONSENT REQUESTED:**

The applicant proposes to demolish the existing two storey detached dwelling, and sever the lot into two parts, creating two lots. A two storey detached dwelling is proposed on each of the proposed lots.

The lands concerned have a 15.24m frontage on the south side of St Clements Avenue, with a depth of 41.1m and an area of 626m<sup>2</sup>. The lands presently contain the dwelling known municipally as 507 St Clements Avenue.

Part 1 on the plan attached to this notice, would have a 7.62m frontage on the south side of St Clements Avenue, with a depth of 41.1m and an area of 313m<sup>2</sup>. Part 2 on the plan attached to this notice, would also have a 7.62m frontage on the south side of St Clements Avenue, with a depth of 41.1m and an area of 313m<sup>2</sup>.

This application is being considered in connection with Minor Variance Applications A0701/10NY and A0702/10NY.

**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.

**SIGNATURE PAGE**

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Isaac Lallouz (signed)

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Ronald Forbes (signed)

DATE DECISION MAILED ON: Thursday, May 26, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, June 14, 2011

CERTIFIED TRUE COPY

Denise Rundle (signed)  
Manager & Deputy Secretary Treasurer  
North 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](http://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.