

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

File Number:	B0086/10TEY	Zoning	MCR T2.5 C1.0 R2.0 (PPR)
Owner:	1521863 ONTARIO LIMITED	Ward:	Toronto-Danforth (30)
Agent:	SASHA MILENOV		
Property Address:	1183 QUEEN ST E	Community:	
Legal Description:	PLAN M445 LOT 131 & 132		

Notice was given and a Public Hearing was held on **Wednesday, August 17, 2011**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into 1 commercial/residential lot, 10 townhouse lots and 2 future common elements parcels.

Conveyed - Part 1

Address to be assigned

The lot frontage is 4.95 m and the lot area is 35.38 m². A four-storey townhouse dwelling with an integral garage at-grade, accessed by a future common element driveway, and a roof top deck will be constructed.

Conveyed - Part 2

Address to be assigned

The lot frontage is 4.75 m and the lot area is 33.96 m². A four-storey townhouse dwelling with an integral garage at-grade, accessed by a future common element driveway, and a roof top deck will be constructed.

Conveyed - Part 3

Address to be assigned

The lot frontage is 4.75 m and the lot area is 33.96 m². A four-storey townhouse dwelling with an integral garage at-grade, accessed by a future common element driveway, and a roof top deck will be constructed.

Conveyed - Part 4

Address to be assigned

The lot frontage is 4.75 m and the lot area is 33.96 m². A four-storey townhouse dwelling with an integral garage at-grade, accessed by a future common element driveway, and a roof top deck will be constructed.

Conveyed - Part 5

Address to be assigned

The lot frontage is 1.38 m and the lot area is 9.08 m². A four-storey townhouse dwelling with a roof top deck will be constructed. No parking will be provided.

Conveyed - Parts 6 & 7**Address to be assigned**

The lot frontage is 19.2 m and the lot area is 122.88 m². A four-storey commercial/residential building (2 commercial units, 4 residential units) with a roof top deck will be constructed.

Conveyed - Part 8**Address to be assigned**

The lot width is 4.75 m and the lot area is 28.74 m². A four-storey townhouse dwelling with an integral garage at-grade, accessed by a future common element driveway, and a roof top deck will be constructed.

Conveyed - Part 9**Address to be assigned**

The lot width is 4.75 m and the lot area is 28.74 m². A four-storey townhouse dwelling with an integral garage at-grade, accessed by a future common element driveway, and a roof top deck will be constructed.

Conveyed - Part 10**Address to be assigned**

The lot width is 4.75 m and the lot area is 28.74 m². A four-storey townhouse dwelling with an integral garage at-grade, accessed by a future common element driveway, and a roof top deck will be constructed.

Conveyed - Part 11**Address to be assigned**

The lot width is 4.75 m and the lot area is 28.74 m². A four-storey townhouse dwelling with an integral garage at-grade, accessed by a future common element driveway, and a roof top deck will be constructed.

Conveyed - Part 12**Address to be assigned**

The lot width is 4.94 m and the lot area is 29.87 m². A four-storey townhouse dwelling with an integral garage at-grade, accessed by a future common element driveway, and a roof top deck will be constructed.

Retained - Parts 13 & 14

The lot width is 6 m and lot area is 168.53 m². Part 13 will be a common element area for garbage and recycling. Part 14 will be a common element driveway for the townhouse lots. Parts 13 and 14 will be a common element for underground servicing.

Retained - Parts 15-20

The lot frontage is 5.5 m and the lot area is 171.19 m². Parts 15-20 will be a common element walkway for the 5 townhouse lots and the **Commercial Units designated as Parts 6-12**.

Note: Part 21 has a width of 0.14 m, an area of 3.5 m² and will be dedicated to the City of Toronto for lane widening purposes.

File Numbers B0086/10TEY & A0751/10TEY-A0761/10TEY 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 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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DISSENTED

Fernando Costa (Signed)

Heather Gardiner (Signed)

Kay Gardner (Signed)

Corinne Muccilli (Signed)

Sandeep Agrawal (Signed)

DATE DECISION MAILED ON: **Tuesday, August 23, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, September 12, 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.