TORONTO

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:	B0014/11TEY	Zoning	R2 Z0.6 (WAIVER)
Owner:	1399550 ONTARIO LTD	Ward:	Beaches-East York (32)
Agent:	BRIAN LEE		
Property Address:	**19 KIPPENDAVIE AVE**	Community**:**	
Legal Description:	PLAN E198 PT LOT 34		

Notice was given and a Public Hearing was held on **Wednesday, December 14, 2011**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the front portion of the lot, to be added to the holdings of the front portion of 17 Kippendavie Avenue. These parcels of land will form a new lot with frontage on Kippendavie Avenue.

Retained - Part 4
Address to be assigned (Kippendavie Avenue)
Part 4 has a width of 4.52 m, an area of 83.6 m² and will be added to the holdings of the front portion of 17 Kippendavie Avenue (Parts 1 and 5). Parts 1, 4 and 5 will have a frontage of 9.14 m and an area of 167.3 m². The existing dwellings will be demolished and a new three-storey single family detached dwelling, with a parking space below a rear deck, will be constructed.

Conveyed - Part 3
Address to be assigned (Kew Beach Avenue)
Part 3 has a width of 18.29 m, an area of 84.1 m² and will be added to the holdings of the rear portion of 17 Kippendavie Avenue (Part 2). Parts 2 and 3 will have a frontage of 18.29 m and an area of 167.1 m². The existing detached garage will be demolished and a new three-storey single family detached dwelling, with an integral garage in the basement level of the building, will be constructed.

File Numbers B0013/11TEY, A0162/11TEY, B0014/11TEY & A0163/11TEY were considered jointly.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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DISSENTED

Barbara Leonhardt (signed)	Donna McCormick (signed)	Mary Pitsitikas

DISSENTED

Christian Chan	Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, December 20, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, January 9, 2012**

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.