

Thursday, June 14, 2012

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

File Number:	B41/11EYK	Zoning:	R1 Z0.35
Owner(s):	JAMES ALBERTO OH	Ward:	Parkdale-High Park (13)
Agent:	META FORM ARCHITECTS INC.		
Property Address:	154 WINDERMERE AVE	Community:	
Legal Description:	PLAN 2226 LOT 234		

Notice was given and the application considered on Thursday, June 14, 2012, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 3

154 Windermere Avenue

The lot frontage is 10.16 m and the lot area is 153.62 m². The existing dwelling will be demolished and the property will be developed with a new detached dwelling with an integral single garage, requiring variances to the Zoning By-law, as outlined in Application A440/11EYK.

Conveyed - Part 1

Address to be assigned

The lot frontage is 10.16 m and the lot area is 153.62 m². The existing dwelling will be demolished and the property will be developed with a new detached dwelling with an integral single garage, requiring variances to the Zoning By-law, as outlined in Application A438/11EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 10.16 m and the lot area is 153.62 m². The property will be developed with a new detached dwelling with an integral single garage, requiring variances to the Zoning By-law, as outlined in Application A439/11EYK.

File Numbers B41/11EYK, A438/11EYK, A439/11EYK AND A440/11EYK will be 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.

