TORONTO

City Planning Division
Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director

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.

SIGNATURE PAGE

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Isaac Lallouz (signed)

Dominic Gulli (signed)

Fred Dominelli (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, June 22, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, July 12, 2012

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke 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.