TORONTO
City Planning Division
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner & Executive Director

Committee of Adjustment
Toronto and East York District

100 Queen Street West
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
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NOTICE OF DECISION

CONSENT
(Section 53 of the Planning Act)

File Number:	B0021/12TEY	Zoning	R2A (Waiver)
Owner:	LYNBURY (WESTWOOD) INC	Ward:	Toronto-Danforth (29)
Agent:	FRANCO ROMANO		
Property Address:	**170 WESTWOOD AVE**	Community:	East York
Legal Description:	PLAN M439 LOTS 279 TO 282, 308 PTS LTS 278, 283, 306, 307, 309, 310 RP66R5334 PARTS 1 & 2		

Notice was given and a Public Hearing was held on **Wednesday, October 3, 2012**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into a total of 10 residential lots.

Retained - Part 4
Address to be assigned (Westwood Avenue)
The lot frontage is 7.62 m and the lot area is 306.51 m². The property will be developed as the site of a three-storey single family detached dwelling with an integral single car garage.

Conveyed - Part 1
Address to be assigned (Floyd Avenue)
The lot frontage is 5.66 m and the lot area is 402.73 m². The property will be developed as the site of a three-storey semi-detached dwelling with an integral single car garage.

Conveyed - Part 2
Address to be assigned (Floyd Avenue)
The lot frontage is 5.66 m and the lot area is 228.06 m². The property will be developed as the site of a three-storey semi-detached dwelling with an integral single car garage.

Conveyed - Part 3
Address to be assigned (Floyd Avenue)
The lot frontage is 6.53 m and the lot area is 298.75 m². The property will be developed as the site of a three-storey single family detached dwelling with an integral single car garage.

Conveyed - Part 5
Address to be assigned (Westwood Avenue)
The lot frontage is 5.66 m and the lot area is 227.59 m². The property will be developed as the site of a three-storey semi-detached dwelling with an integral single car garage.

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Conveyed - Part 6
Address to be assigned (Westwood Avenue)
The lot frontage is 5.66 m and the lot area is 227.51 m². The property will be developed as the site of a three-storey semi-detached dwelling with an integral single car garage.

Conveyed - Part 7
Address to be assigned (Westwood Avenue)
The lot frontage is 5.66 m and the lot area is 227.42 m². The property will be developed as the site of a three-storey semi-detached dwelling with an integral single car garage.

Conveyed - Part 8
Address to be assigned (Westwood Avenue)
The lot frontage is 5.66 m and the lot area is 227.33 m². The property will be developed as the site of a three-storey semi-detached dwelling with an integral single car garage.

Conveyed - Part 9
Address to be assigned (Westwood Avenue)
The lot frontage is 5.66 m and the lot area is 227.24 m². The property will be developed as the site of a three-storey semi-detached dwelling with an integral single car garage.

Conveyed - Parts 10 & 11
Address to be assigned (Westwood Avenue)
The lot frontage is 5.88 m and the lot area is 236.65 m². The property will be developed as the site of a three-storey semi-detached dwelling with an integral single car garage.

File Numbers B0021/12TEY & A0185/12TEY - A0194/12TEY are 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 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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Barbara Leonhardt

Donna McCormick

Mary Pitsitikas

Christian Chan

Robert Brown

DATE DECISION MAILED ON: **Tuesday, October 9, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, October 29, 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.