



City Planning Division
Jennifer Keesmaat, M.E.S., M.C.P., R.P.P.
Chief Planner and 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: B0043/12TEY
Owner: CHIUQITA MAW LING KWONG
Agent: BRUCE COOK
Property Address: 182 MOORE AVE
Legal Description: PLAN 895 LOT 41
Zoning: RIS (ZZC)
Ward: Toronto Centre-Rosedale (27)
Community: Toronto

Notice was given and a Public Hearing was held on Wednesday, March 27, 2013, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 334.4 m². The existing dwelling will be demolished and a new two-storey detached dwelling with an integral garage in the basement level will be constructed, requiring variances to the Zoning By-law, as outlined in Application A0381/12TEY.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 334.4 m². The existing dwelling will be demolished and a new two-storey detached dwelling with an integral garage in the basement level will be constructed, requiring variances to the Zoning By-law, as outlined in Application A0382/12TEY.

File Numbers B0043/12TEY, A0381/12TEY & A0382/12TEY 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 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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 RIS (ZZC)
 Toronto Centre-Rosedale (27)

Barbara Leonhardt

Barbara Leonhardt

Christian Chan

Christian Chan

Donna McCormick

Donna McCormick

Robert Brown

Robert Brown

Mary Pitsitikas

Mary Pitsitikas

CERTIFIED TRUE COPY

Anita M. MacLeod

Anita M. MacLeod
 Manager & Deputy Secretary Treasurer
 Toronto and East York Panel

DATE DECISION MAILED ON: Tuesday, April 2, 2013
 LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, April 22, 2013

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.