

Wednesday, July 31, 2013

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B033/13NY	Zoning	R3 (ZR)
Owner(s):	SERENITY PRESTIGE RESIDENCES INC	Ward:	Don Valley West (25)
Agent:	INTEGRAL DESIGN ASSOC		
Property Address:	<b>240 LAWRENCE AVE E</b>	Community:	North York
Legal Description:	PLAN 1707 LOT 268 PT LOTS 269 AND 270		

Notice was given and the application considered on Wednesday, July 31, 2013, as required by the Planning Act.

#### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into four (4) undersized residential lots and for the granting of an easement/right-of-way for vehicular and pedestrian access. This property was subject to a previous consent to severe application resulting in two (2) new lots being created for a total of three (3) building lots under Committee of Adjustment file numbers B015/11NY, A305/11NY, A306/11NY and A307/11NY.

#### **Retained - Part 1**

Address to be assigned

The lot frontage is 8.6m and the lot area is 308.3m<sup>2</sup>. A new two-storey dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A417/13NY.

#### **Conveyed - Part 2**

Address to be assigned

The lot frontage is 8.6m and the lot area is 308.0m<sup>2</sup>. A new two-storey dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A416/13NY.

#### **Conveyed - Parts 3, 5 and 6**

Address to be assigned

The lot frontage is 8.6m and the lot area is 307.2m<sup>2</sup>. A new two-storey dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A415/13NY. Part 5 will be subject to an easement/right-of way for vehicular and pedestrian access in favour of Parts 4 and 7.

#### **Conveyed - Parts 4 and 7**

Address to be assigned

The lot frontage is 9.59m and the lot area is 308.5m<sup>2</sup>. A new two-storey dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A414/13NY.

**File Numbers B033/13NY, A414/13NY, A415/13NY, A416/13NY, and A417/13NY 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 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.

<p>PLAN TO BE REGISTERED AS FACT.</p> <p style="text-align: center;"><b>PLAN 66R-</b></p> <p>RECEIVED &amp; DEPOSITED</p> <p>DATE: _____</p>	<p>REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE (N° 64)</p> <p>WARREN SURVEYOR</p>	<p><b>SCHEDULE</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>LOT(S)</th> <th>PROPERTY IDENTIFIER</th> <th>AREA (m<sup>2</sup>)</th> </tr> <tr> <td>Pt. of 288</td> <td></td> <td>308.3</td> </tr> <tr> <td>Pt. of 288 &amp; 289</td> <td></td> <td>308.0</td> </tr> <tr> <td>Pt. of 288 &amp; 289 &amp; 290</td> <td></td> <td>290.2</td> </tr> <tr> <td>1/2 of Amended Crossover (Known as Marlene Drive-Lot 1) (31700)</td> <td>All of 10387-0058</td> <td>300.0</td> </tr> <tr> <td>Pt. of 288</td> <td></td> <td>11.3</td> </tr> <tr> <td>1/2 of Amended Crossover (Known as Marlene Drive-Lot 1) (31700)</td> <td></td> <td>5.7</td> </tr> <tr> <td></td> <td></td> <td>8.5</td> </tr> </table>	LOT(S)	PROPERTY IDENTIFIER	AREA (m <sup>2</sup> )	Pt. of 288		308.3	Pt. of 288 & 289		308.0	Pt. of 288 & 289 & 290		290.2	1/2 of Amended Crossover (Known as Marlene Drive-Lot 1) (31700)	All of 10387-0058	300.0	Pt. of 288		11.3	1/2 of Amended Crossover (Known as Marlene Drive-Lot 1) (31700)		5.7			8.5	<p><b>BEARING NOTE</b></p> <p>GRID DERIVED FROM OBSERVED REFERENCE POINTS REAL TIME NETWORK (RTN) OBSERVATIONS TAKEN AT THE SURVEY STATION. ALL DISTANCES AND BEARINGS ARE GROUND DISTANCES AND ADJUSTED TO GRID DISTANCES BY MULTIPLYING BY SCALE FACTOR WHICH IS 0.999981</p> <p><b>O-COORDINATE TABLE</b></p> <p>POINT: MTM ZONE 18 MARS (CSRS) (1997.9)</p> <p>URBAN ACCURACY PER SEC 14 (2) OF O.L.R. 216/10</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NORTHING</th> <th>EASTING</th> </tr> </thead> <tbody> <tr> <td>4 843 078.06</td> <td>313 508.18</td> </tr> <tr> <td>4 843 117.73</td> <td>313 736.24</td> </tr> <tr> <td>4 843 138.20</td> <td>313 848.14</td> </tr> <tr> <td>4 843 143.52</td> <td>313 872.51</td> </tr> <tr> <td>4 843 112.07</td> <td>313 860.57</td> </tr> <tr> <td>4 843 110.04</td> <td>313 863.84</td> </tr> <tr> <td>4 843 107.70</td> <td>313 864.33</td> </tr> <tr> <td>4 843 088.84</td> <td>313 858.87</td> </tr> </tbody> </table> <p>NOTES CANNOT BE USED TO CORNER OR BOUNDARIES SHOWN ON THIS PLAN.</p>	NORTHING	EASTING	4 843 078.06	313 508.18	4 843 117.73	313 736.24	4 843 138.20	313 848.14	4 843 143.52	313 872.51	4 843 112.07	313 860.57	4 843 110.04	313 863.84	4 843 107.70	313 864.33	4 843 088.84	313 858.87	<p><b>LEGEND</b></p> <p>MONUMENT PLANTED</p> <p>MONUMENT FOUND</p> <p>WITNESS</p> <p>CUT CROSS</p> <p>IRON BAR</p> <p>SHORT STANDARD IRON BAR</p> <p>REGISTERED PLAN 1707</p> <p>PLAN 648-13148</p> <p>PLAN 688-28233</p> <p>INST. N° NY337852</p> <p>LAND SURVEY GROUP INC., O.L.S.</p> <p>ORIGIN UNKNOWN</p> <p>B. K. EDWARDS, O.L.S.</p> <p>PROPERTY IDENTIFIER NUMBER</p>	<p><b>REGISTRAR'S CERTIFICATE</b></p> <p>THAT:</p> <p>THE PLAN IS CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.</p> <p>SURVEY WAS COMPLETED ON JANUARY 18TH, 2013.</p>
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<p>DATE: _____</p> <p style="text-align: right;">BRAD K. WARREN Ontario Land Surveyor</p>		<p style="text-align: center;"><b>LAND SURVEY GROUP</b> ONTARIO LAND SURVEYORS</p> <p style="font-size: small;">777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1R1 416-291-4047 ext. 303 Fax: 416-291-1900 www.landsurveygroup.com</p>																																													
<p>DATE: _____</p>		<p style="text-align: right;">R. M. RILUDA   CHECKED BY: JAB   PLAN N°: L90-0227-</p>																																													

## SIGNATURE PAGE

File Number: B033/13NY Zoning R3 (ZR)  
Owner(s): SERENITY PRESTIGE Ward: Don Valley West (25)  
RESIDENCES INC  
Agent: INTEGRAL DESIGN ASSOC  
Property Address: **240 LAWRENCE AVE E** Community: North York  
Legal Description: PLAN 1707 LOT 268 PT LOTS 269 AND 270

\_\_\_\_\_  
Isaac Lallouz (signed)

\_\_\_\_\_  
Richard Ross (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

\_\_\_\_\_  
Morley Rosenberg (signed)

\_\_\_\_\_  
Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, August 8, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, August 28, 2013

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North 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](http://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.