

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0078/13TEY	Zoning:	RD(f12.0, d0.6)(x(1430) & R1 Z0.6 (Waiver)
Owners:	NICOLE HANNAN CHRISTIAN MCKENNA	Ward:	Toronto Centre-Rosedale (27)
Agent:	FRANK FALCONE		
Property Address:	139 GLENROSE AVE	Community:	Toronto
Legal Description:	PLAN 719 LOT 249		

Notice was given and a Public Hearing was held on **Wednesday, January 8, 2014**, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 2, Draft Plan

139 Glenrose Avenue

The lot frontage is 7.60 m and the lot area is 329.14 m². A new three-storey detached dwelling will be constructed and will require variances to the Zoning By-law, as outlined in application Number A0763/13TEY.

Conveyed - Part 1, Draft Plan

Address to be determined

The lot frontage is 7.59 m and the lot area is 328.95 m². A new three-storey detached dwelling will be constructed and will require variances to the Zoning By-law, as outlined in application Number A0762/13TEY.

File Numbers B0078/13TEY, A0762/13TEY & A0763/13TEY were 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.
- 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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Gillian Burton (signed)

David Pond (signed)

Yim Chan (signed)

DATE DECISION MAILED ON: **Tuesday, January 14, 2014**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, February 3, 2014**

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.