

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0014/14TEY	Zoning	RD (d0.6)(x1322); R1Z0.6 (ZZC)
Owner(s):	HUSSEIN AMARSHI WAHID AMARSHI	Ward:	Beaches-East York (32)
Agent:	TREVOR GAIN		
Property Address:	194 NEVILLE PARK BLVD	Community:	Toronto
Legal Description:	PLAN 502E PT LOT 52		

Notice was given and a Public Hearing was held on **Wednesday, May 14, 2014**, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1, Draft R-Plan

194 Neville Park Boulevard

The lot will be irregular in shape, having 6.39 m fronting onto Neville Park Boulevard and an area of 319.78 m².

A portion of the existing dwelling on the north side will be demolished. A third floor addition, a rear two-storey addition and front two-storey addition will be constructed, requiring variances from the Zoning By-law, as outlined in application A0224/14TEY.

Conveyed - Part 2, Draft R-Plan

Address to be Assigned

The lot will be irregular in shape, having 6.38 m fronting onto Neville Park Boulevard and an area of 293.73 m².

A new three-storey dwelling will be constructed requiring variances to the Zoning By-law, as outlined in application A0225/14TEY.

Files Number B0014/14TEY, A0224/14TEY & A0225/14TEY 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.

SIGNATURE PAGE

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Barbara Leonhardt (signed)

Donna McCormick (signed)

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, May 20, 2014**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, June 9, 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.