



City Planning Division

CITY OF TORONTO  
COUNCILLOR FILION  
or OCCUPANT  
NORTH YORK CIVIC CENTRE  
5100 YONGE ST  
TORONTO ON

Thursday, February 19, 2015

**NOTICE OF DECISION**  
**CONSENT**  
(Section 53 of the Planning Act)

File Number:	B069/14NY	Zoning	R4 Z0.6/RD(f15.0;a550)(x5)(ZR )
Owner(s):	2431561 ONTARIO INC	Ward:	Willowdale (23)
Agent:	BILL ROSS		
Property Address:	110 & 114 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 440 & 441		

Notice was given and the application considered on Thursday, February 19, 2015, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Retained - Parts 1 and 2**

**Address to be assigned**

The frontage is 13.72m and the lot area is 509.87m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A906/14NY.

**Conveyed - Parts 3 and 4**

**Address to be assigned**

The frontage is 13.72m and the lot area is 510.28m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A907/14NY.

File Numbers B069/14NY, A906/14NY, and A907/14NY will be considered jointly.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Consent Application is Approved on Condition**

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division

2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.
3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Engineering Services.
4. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services.
5. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
6. The associated minor variance decisions, A906/14NY & A907/14NY be declared Final and Binding.
7. City of Toronto Municipal Code Chapter 813, Article II, City-owned trees  
[www.toronto.ca/trees/city\\_trees.htm](http://www.toronto.ca/trees/city_trees.htm)
8. City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees  
[www.toronto.ca/trees/private\\_trees.htm](http://www.toronto.ca/trees/private_trees.htm)
9. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.

USE 15 - RESIDENTIAL DEVELOPMENT OF REG 1 (4.0 M<sup>2</sup> AT 1:750) PE  
 PARKVIEW AVENUE (SHOWN BY THE PLAN)

PLAN 688-  
 SIZE AND DATE

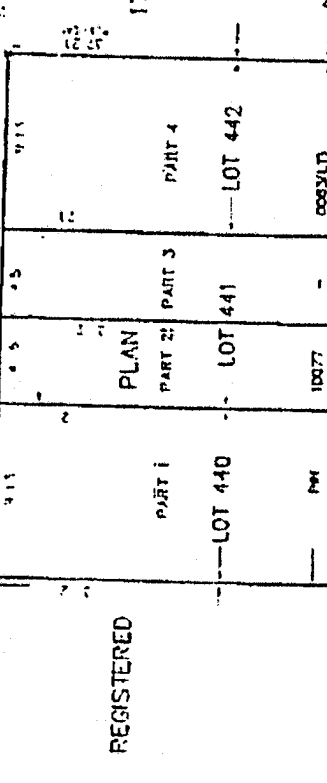
DATE 10 1981  
 REGISTERED PLAN 411 OF 404  
 33232  
 15936  
 15936  
 33232

STATEMENTS OF LAND SURVEYORS  
 FOR THE LAND HERE SHOWN  
 IN THIS INSTRUMENT ARE AS FOLLOWS:

PLAN OF SURVEY OF  
 LOTS 440, 441 AND 442  
 REGISTERED PLAN 1790  
 CITY OF TORONTO  
 (FORMERLY CITY OF NORTH YORK)  
 DATE 1981

LEGEND  
 METRIC  
 DISTANCES AND DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND  
 CAN BE CONVERTED TO FEET BY MULTIPLYING BY 0.3048

NOTES  
 1. THIS PLAN IS IN CONFORMANCE WITH THE SURVEY ACT, 1985 AND THE  
 REGULATIONS MADE THEREUNDER AND THE REGISTRATION ACT, 1985 AND THE  
 REGULATIONS MADE THEREUNDER.  
 2. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE  
 LAND SHOWN ON THIS PLAN.  
 3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES ON THE  
 LAND SHOWN ON THIS PLAN.  
 4. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RIGHTS OF WAY OR  
 EASEMENTS AFFECTING THE LAND SHOWN ON THIS PLAN.  
 5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RIGHTS OF WAY OR  
 EASEMENTS AFFECTING THE LAND SHOWN ON THIS PLAN.  
 6. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RIGHTS OF WAY OR  
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 7. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RIGHTS OF WAY OR  
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 8. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RIGHTS OF WAY OR  
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 9. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RIGHTS OF WAY OR  
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 10. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RIGHTS OF WAY OR  
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REGISTERED PLAN 1790  
 PART 1 LOT 440  
 PART 2 LOT 441  
 PART 3 LOT 442  
 DATE 1981

REGISTERED PLAN 1790  
 PART 1 LOT 440  
 PART 2 LOT 441  
 PART 3 LOT 442  
 DATE 1981

REGISTERED PLAN 1790  
 PART 1 LOT 440  
 PART 2 LOT 441  
 PART 3 LOT 442  
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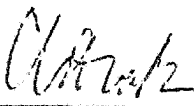
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**SIGNATURE PAGE**

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Astra Burka (signed)

  
Nicholas Sion (signed)

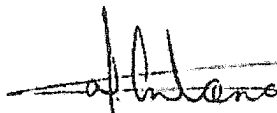
  
Richard Ross (signed)

  
Douglas S. Colbourne  
(signed)

DATE DECISION MAILED ON: Thursday, February 26, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 18, 2015

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.