

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0057/16TEY	Zoning	R (d0.6)(x843) & R2 Z0.6 (BLD)
Owner(s):	2405324 ONTARIO INC.	Ward:	Toronto Centre-Rosedale (27)
Agent:	NICHOLAS ANCERL	Heritage:	Not Applicable
Property Address:	46 SHAFTESBURY AVE	Community:	Toronto
Legal Description:	PLAN 662 PT LOT A & 14		

Notice was given and a Public Hearing was held on **Wednesday, November 2, 2016**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into three residential lots and to create a servicing easement/right-of-way.

Conveyed – Parts 1 and 4 **Easement/Right-of-way – Part 4** **Address to be assigned**

The lot has a frontage of 5.64 m, and an area of 154.4 m².

A new three-storey semi-detached dwelling will be constructed on the lot and will require variances to the Zoning By-law, as described in Application A0819/16TEY.

Part 4 will be a water and sanitary service easement/right-of-way in favour of the retained lot, Part 3.

Conveyed – Part 2 **Address to be assigned**

The lot has a frontage of 5.64 m, and an area of 154.4 m².

A new three-storey semi-detached dwelling will be constructed on the lot and will require variances to the Zoning By-law, as described in Application A0820/16EY.

Retained - Part 3 **Address to be assigned**

The lot has a frontage of 0.91 m, and an area of 262 m².

A new three-storey detached dwelling will be constructed on the lot and will require variances to the Zoning By-law, as described in Application A0821/16TEY.

Applications B0057/16TEY, A0819/16TEY, A0820/16EY, and A0821/16TEY are considered jointly.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 adequately demonstrated;
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated, and;
- The adequacy of utilities and municipal services has not been demonstrated.

SIGNATURE PAGE

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Nancy Oomen (signed)

Edmund Carlson (signed)

Ewa Modlinska (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **Tuesday, November 8, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, November 28, 2016**

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 \$300.00, 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.