



City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> Floor  
Toronto, Ontario M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B0094/16TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	GEORGE STAVROPOULOS MARY STAVROPOULOS	Ward:	Toronto-Danforth (29)
Agent:	ARISTOTLE CHRISTOU	Heritage:	Not Applicable
Property Address:	263 GAMBLE AVE	Community:	East York
Legal Description:	PLAN M39 PT LOT 55 PT LOT 56		

Notice was given and a Public Hearing was held on **Wednesday, April 26, 2017**, as required by the Planning Act.

#### THE CONSENT REQUESTED:

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

#### Conveyed – Part 1, Draft R-Plan

##### 263 Gamble Avenue

The lot frontage is 4.87 m and the lot area is 148.65 m<sup>2</sup>.

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A1295/16TEY.

#### Retained – Part 2, Draft R-Plan

##### Address to be assigned

The lot frontage is 4.87 m and the lot area is 148.65 m<sup>2</sup>.

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A1296/16TEY.

**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 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 transaction as shown on the plan filed with the Committee of Adjustment 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:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be emailed to the Case Manager, Committee of Adjustment.
- (4) **Two copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (5) 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, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

**SIGNATURE PAGE**

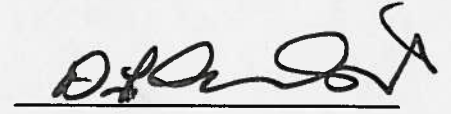
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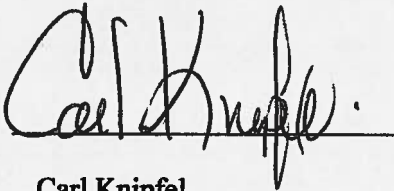
Alex Bednar

**DISSENTED**

Michael Clark



Donald Granatstein



Carl Knipfel

**DISSENTED**

Lisa Valentini

DATE DECISION MAILED ON: **Tuesday, May 2, 2017**

LAST DATE OF APPEAL: **Tuesday, May 23, 2017**

CERTIFIED TRUE COPY



Anita M. MacLeod  
Manager & Deputy Secretary-Treasurer  
Toronto and East York Panel

**Appeal Information**

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

**Appeals filed prior to May 3, 2017:** Please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

**Appeals filed on or after May 3, 2017:** Please submit your appeal in accordance with the **Toronto Local Appeal Body Appeal Information** below unless one of these exceptions apply:

- the Committee of Adjustment decision was already appealed before May 3, 2017\*; or
- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.\*\*

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

\* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

\*\* To learn if there is a related appeal to the OMB, search community planning applications in the [Application Information Centre](#) and contact the assigned planner if necessary.

**Ontario Municipal Board Appeal Information:** To appeal this decision to the Ontario Municipal Board (OMB), submit 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](http://www.omb.gov.on.ca).

**Toronto Local Appeal Body Appeal Information:** To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at [www.toronto.ca/tlab](http://www.toronto.ca/tlab).

**NOTE:** Only individuals, corporations and public agencies may appeal a decision. 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.