

Wednesday, February 28, 2018

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

File Number:	B0067/17NY	Zoning:	RD/R3 [ZZC]
Owner(s):	167 ARMOUR BOULEVARD INC	Ward:	York Centre (10)
Agent:	URBANSCAPE GROUP	Heritage:	Not Applicable
Property Address:	167 ARMOUR BLVD	Community:	North York
Legal Description:	PLAN 2044 L 909		

Notice was given and the application considered on Wednesday, February 28, 2018, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 15.00m and has a lot area of 437.9m².

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A0981/17NY.

Retained - Part 2

Address to be assigned

The lot frontage is 12.63m and has a lot area of 437.7m².

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A0982/17NY.

Application numbers B0067/17NY, A0981/17NY & A0982/17NY will be considered jointly.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

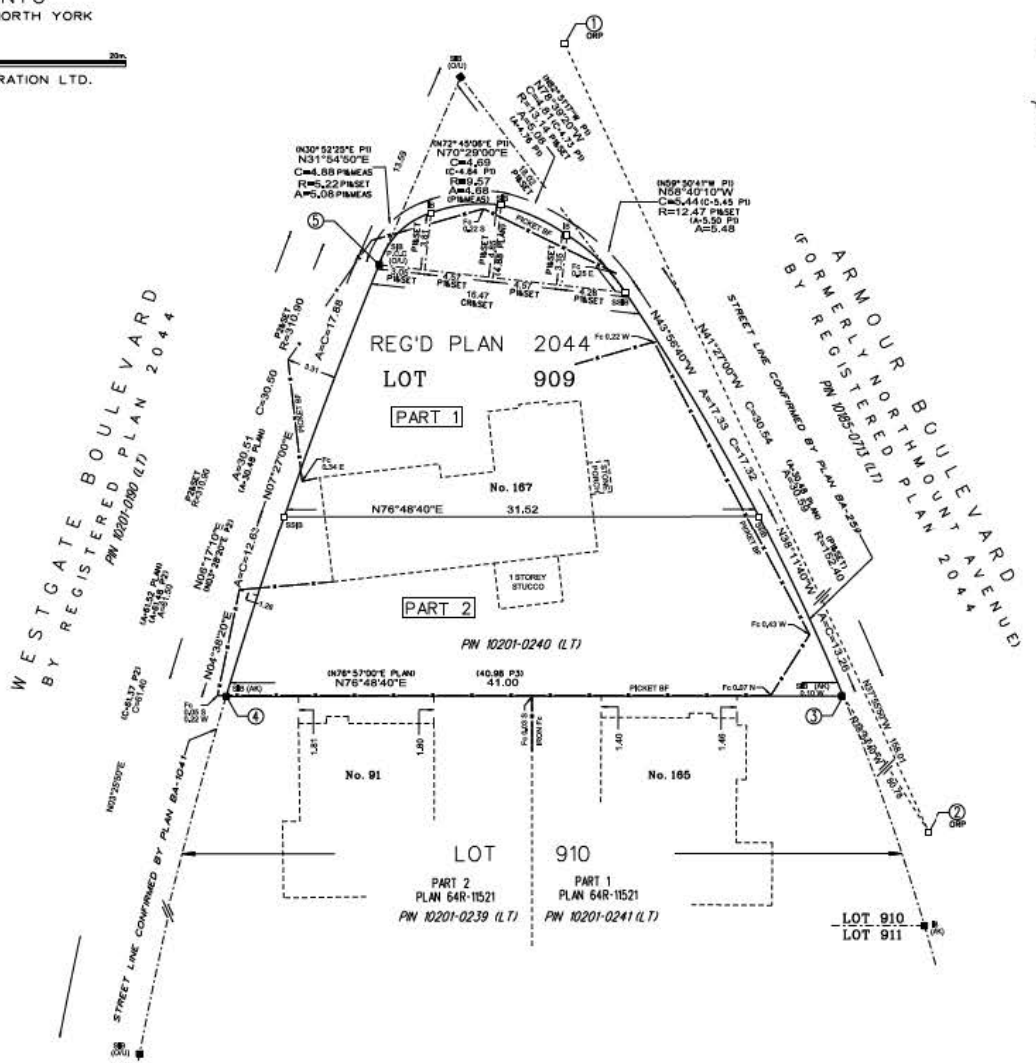
The Consent Application is Refused

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.

PLAN OF SURVEY OF
 LOT 909
 REGISTERED PLAN 2044
 CITY OF TORONTO
 FORMERLY CITY OF NORTH YORK
 SCALE 1 : 200
 AKSAN PILLER CORPORATION LTD.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 66R-		
RECEIVED AND DEPOSITED:		RECEIVED AND DEPOSITED:		
DATE: _____	DATE: _____	DATE: _____		
ANNA AKSAN Ontario Land Surveyor		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE No. 66		
SCHEDULE				
PART	ALL OF LOT	PLAN	ALL OF PIN	AREA (m ²)
1	909	2044	PN 10201-0240 (LT)	437.9
2				437.7

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - CC DENOTES CUT CROSS
 - CP DENOTES CONCRETE PIN
 - WT DENOTES WITNESS MONUMENT
 - O/U DENOTES ORIGIN UNKNOWN
 - ORP DENOTES OBSERVED REFERENCE POINT
 - N DENOTES NORTH
 - S DENOTES SOUTH
 - E DENOTES EAST
 - W DENOTES WEST
 - Fc DENOTES FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - BF DENOTES BOARD FENCE
 - P & W DENOTES POST AND WIRE FENCE
 - PLAN DENOTES REGISTERED PLAN 2044
 - P1 DENOTES PLAN BA-259
 - P2 DENOTES PLAN BA-1041
 - P3 DENOTES PLAN 64R-1521
 - MEAS DENOTES MEASURED
 - AK DENOTES AKKAS, O.L.S. (PLAN 64R-1521)
 - OR DENOTES C. REUBIN, O.L.S. (APRIL 19, 1951)


BEARING NOTE:
 BEARINGS ARE MTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING A REAL TIME KINEMATIC SERVICE ON MONUMENTS 1 & 2, SHOWN HEREON, HAVING A BEARING OF N37°55'50"W, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 10 (79°30' WEST LONGITUDE) NAD83 (CSRS) 1987.01.

NOTES:
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999.

POINT ID	NORTHING	EASTING
1	4 844 827.68	310 339.30
2	4 844 793.06	310 436.42
3	4 844 765.92	310 385.68
4	4 844 756.57	310 345.77
5	4 844 786.88	310 349.10

COORDINATES ARE TO URBAN ACCURACY AS IN SEC. 14(2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF AUGUST, 2017.

AUGUST, 2017
 DATE
 ANNA AKSAN
 Ontario Land Surveyor

 AKSAN PILLER CORPORATION LTD.
 ONTARIO LAND SURVEYORS
 943 MT PLEASANT ROAD, TORONTO, ONTARIO, M4P 2L7
 (416) 483-1174 (T) 416-483-7603 (F) 416-483-1174
 DRAWN: KZ CHECKED: JAP
 REFERENCE No. 17-20-10510-RPLAN

SIGNATURE PAGE

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Beth Levy (signed)

Wayne McEachern (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Wednesday, March 7, 2018

LAST DATE OF APPEAL: Tuesday, March 27, 2018

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North 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 on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

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.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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.