

Michael Mizzi
Director, Zoning and Secretary-Treasurer
City of Toronto

Committee of Adjustment
North York
North York Civic Centre
100 Yonge Street
Toronto, Ontario M2N 5V7

416-395-6446
coa.ny@toronto.ca

CITY OF TORONTO
JOHN FILION
or OCCUPANT
COUNCILLOR
5100 YONGE ST

Thursday, December 5, 2019

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

File Number: B0034/19NY
Property Address: 318 HOUNSLOW AVE
Legal Description: PLAN 2057 W PT LOT 94
Agent: ARCICA INC
Owner(s): GHOLAMREZA GHANIZADEH TABRIZI
Zoning: RD / R4 [WAV]
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and the application considered on Thursday, December 5, 2019, 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 10.11m and the lot area is 404.42m².

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 #A0532/19NY.

RETAINED - PART 2

Address to be assigned

The lot frontage is 10.11m and the lot area is 404.38m².

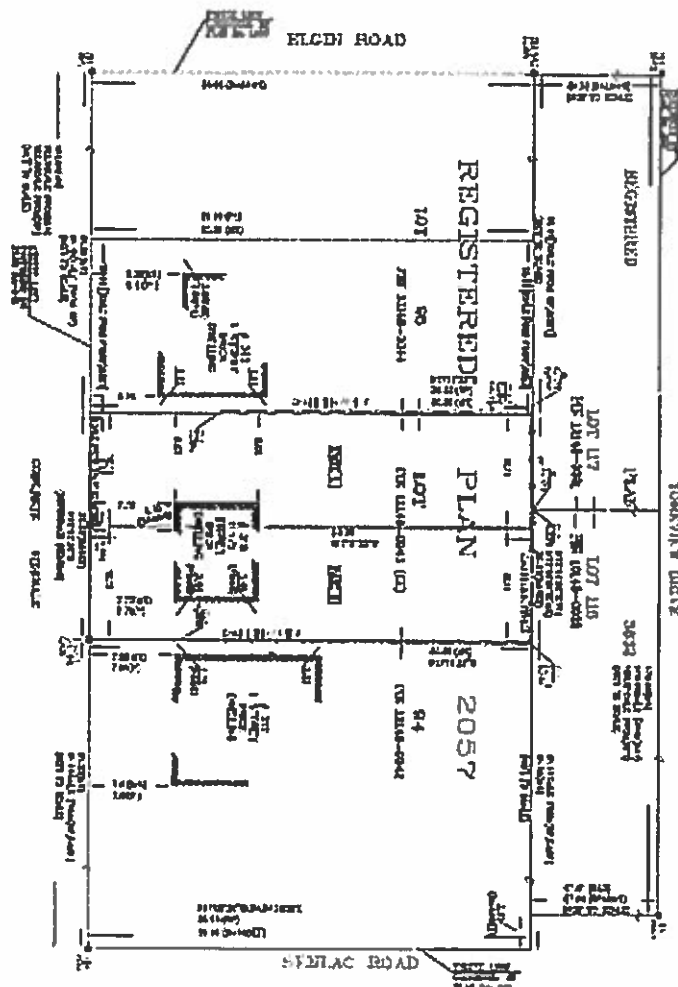
The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application #A0531/19NY.

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

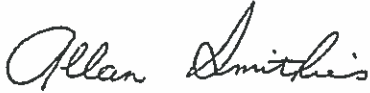
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- 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.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

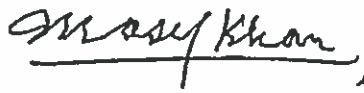


SIGNATURE PAGE

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Allan Smithies (signed)



Asif A. Khan (signed)



Denise Graham (signed)



Paul Kidd (signed)

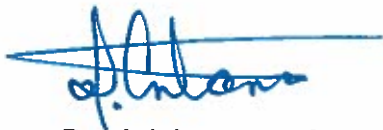


Ron Hunt (signed)

DATE DECISION MAILED ON: Thursday, December 12, 2019

LAST DATE OF APPEAL: Thursday, January 2, 2020

CERTIFIED TRUE COPY



Daniel Antonacci
Manager and Deputy Secretary-Treasurer

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 Local Planning Appeal Tribunal (LPAT) 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 or USB stick; and
- \$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 website at www.toronto.ca/tlab.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

- a completed LPAT Appellant Form (A1) in digital format on a USB stick and in paper format; and
- \$300 with an additional reduced fee of \$25 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 Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>

*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 **Local Planning Appeal Tribunal (LPAT)** 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.