

Tuesday, June 2, 2020

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

File Number: B0047/19NY
Property Address: 21 KILLDEER CRES
Legal Description: PLAN 3111 LOT 983
Agent: RUBINOFF DESIGN GROUP
Owner(s): TRACEY FINES
Zoning: R1B / RD (f12.0;a370;d0.6) [ZZC]
Ward: Don Valley West (15)
Community: East York
Heritage: Not Applicable

Notice was given and the application considered on Thursday, March 5, 2020, as required by the Planning Act.

A notice was previously given on March 20, 2020. Pursuant to Ontario Regulation 149/20, made under the *Planning Act*, R.S.O. 1990, c. P.13, the Deputy Secretary-Treasurer of the City of Toronto is providing notice again under subsection 44(10) of the *Planning Act* as required by subsection 4(1) of Ontario Regulation 149/20, which commences the 20-day appeal under s. 44(12) of the *Planning Act* from the date of this letter.

THE CONSENT REQUESTED:

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

Conveyed - Part 2

Address to be assigned

The lot frontage is 19.02m and has a lot area of 402.9m².

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 # A0761/19NY.

Retained - Part 1

Address to be assigned

The lot frontage is 15.36m and has a lot area of 427.5m².

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 # A0760/19NY.

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):

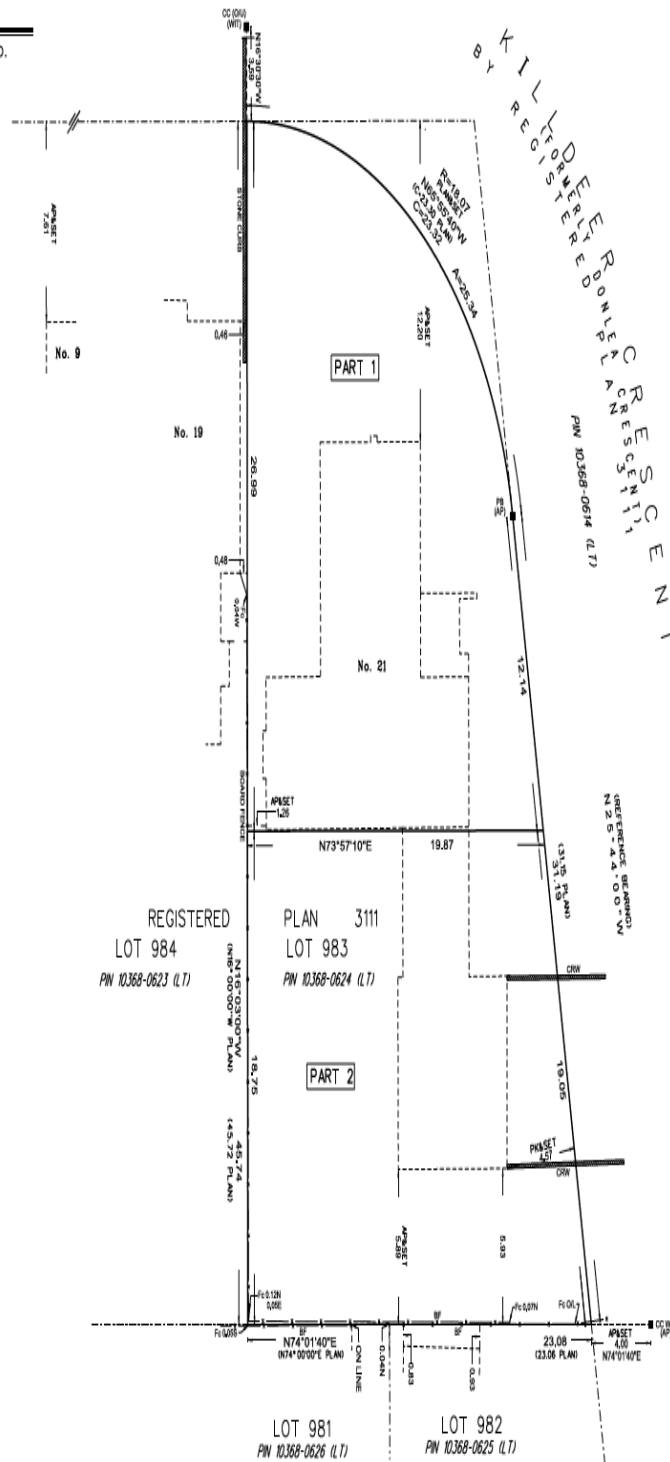
- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots 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.

PLAN OF SURVEY OF
PART OF LOT 983
REGISTERED PLAN 3111
CITY OF TORONTO
FORMERLY BOROUGH OF EAST YORK

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

SCALE 1 : 150

AKSAN PILLER CORPORATION LTD.



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.

DATE

PLAN 66R-

RECEIVED AND DEPOSITED:

DATE

DRAFT

HELMUT PILLER
Ontario Land Surveyor

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION
OF TORONTO No. 66

SCHEDULE

PART	LOT	PLAN	PIN	AREA (m ²)
1	ALL OF 983	3111	ALL OF 10368-0624 (LT)	427.5
2				402.9

LEGEND:

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- WIT DENOTES WITNESS MONUMENT
- O/U DENOTES ORIGIN UNKNOWN
- N DENOTES NORTH
- S DENOTES SOUTH
- E DENOTES EAST
- W DENOTES WEST
- FL DENOTES FENCE
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- CRW DENOTES CONCRETE RETAINING WALL
- OL DENOTES ON LINE
- PLAN DENOTES REGISTERED PLAN 3111-YORK
- PK DENOTES PAUL KIDD, O.L.S. (Jan. 10, 2002)
- WSG DENOTES W.S. GIBSON, O.L.S. (Jan. 5, 1959, 22/3111)
- NTS DENOTES NOT TO SCALE
- AP DENOTES AKSAN PILLER, O.L.S. (MAY 28, 2019)

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

BEARING NOTE:
BEARINGS ARE REFERRED TO THE WESTERLY LIMIT OF
KILLODER CRESCENT AS SHOWN ON REGISTERED PLAN 3111-YORK
HAVING AN ASTROMIC BEARING OF N25°44'00\"/>

NOVEMBER 29, 2019

DATE

HELMUT PILLER
Ontario Land Surveyor



AKSAN PILLER CORPORATION LTD

ONTARIO LAND SURVEYORS

143 MT PLEASANT ROAD, TORONTO, ONTARIO, M6P 2L7

(1) (14-46-11A) (2) (14-46-360) (3) (14-46-360) (4) (14-46-360)

CALC: AA DRAWN: LT CHECKED: HP


reference number: 19-20-13442-RPLAN

SIGNATURE PAGE

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Heritage: Not Applicable



Allan Smithies (signed)



Nadini Sankar (signed)



Nazila Atarodi (signed)



Giuseppe Bartolo (signed)



Thomas Klassen (signed)

DATE DECISION MAILED ON: Tuesday, June 2, 2020

LAST DATE OF APPEAL: Monday, June 22, 2020

CERTIFIED TRUE COPY

Daniel Antonacci
Manager and Deputy Secretary-Treasurer

Appeal Information

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to Daniel.Antonacci@toronto.ca and coa.ny@toronto.ca 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).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.

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).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.