

Thursday, July 23, 2020

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

**File Number:** B0005/20SC  
**Property Address:** 7 BROADMEAD AVE  
**Legal Description:** PLAN 2347 LOT 514 PT LOT 513  
**Agent:** ARC DESIGN GROUP DEVELOPMENT SERVICES INC  
**Owner(s):** AKRAM SYED HOSSAIN, FARIDA HAQUE  
**Zoning:** Residential Detached (RD), Open Space - Natural (ON), Single Family (S) and Major Open Spaces (O) Zones [ZR]  
**Ward:** Scarborough Southwest (20)  
**Community:** Cliffcrest Community  
**Heritage:** Not Applicable

Notice was given and the application considered on Thursday, July 23, 2020, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This application is for consent to sever the land into two residential lots for detached dwellings. The Committee of Adjustment approved the severance of the land into two lots in 2018, but the conditions were not met within one year and the approval lapsed (File B011/15SC). The owner is now requesting consent to sever the land into two lots in the same configuration previously approved by the Committee of Adjustment.

**Retained - Part 1  
7A Broadmead Avenue**

Part 1 will have a lot frontage of 13.84 m and a lot area of 430.56 m<sup>2</sup>. The existing dwelling and garage would be demolished and the property will be redeveloped as the site of a new detached dwelling. Variances to the Zoning By-law were approved under Application A058/15SC, and no new variances are required.

**Conveyed - Part 2  
7B Broadmead Avenue**

Part 2 will have a lot frontage of 13.80 m and a lot area of 485.11 m<sup>2</sup>. The existing dwelling and garage would be demolished and the property will be redeveloped as the site of a new detached dwelling. Variances to the Zoning By-law were approved under

Application A059/15SC, and no new variances are required.

### **Conveyed - Part 3**

Part 3 will have an area of 877.19 m<sup>2</sup> and will be conveyed to the TRCA.

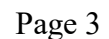
The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

### **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.

Decision Notice - CO.doc



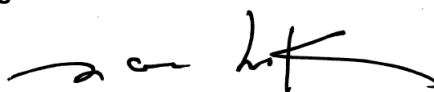
## SIGNATURE PAGE

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**Table 1, Panel Member Digital Signatures**



Anne McCauley



Gary McKay



Hena Kabir



Muhammad Saeed

DATE DECISION MAILED ON: Tuesday, July 28, 2020

LAST DATE OF APPEAL: Monday, August 17, 2020

CERTIFIED TRUE COPY



**Colin Ramdial**

Manager and Deputy Secretary-Treasurer

## Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.sc@toronto.ca](mailto:coa.sc@toronto.ca) and [Colin.Ramdial@toronto.ca](mailto:Colin.Ramdial@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](http://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.
- \$400 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.

**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.