

Thursday, May 4, 2023

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

**File Number:** B0050/20SC  
**Property Address:** 73 BROOKLAWN AVE  
**Legal Description:** PLAN 2347 PT LOT 388 PT LOT 389 UNREG  
**Agent:** ARC DESIGN GROUP  
**Owner(s):** MINT ONE FINANCIAL INC DESHI INVESTMENT INC  
**Zoning:** Residential Detached (RD) Zone & Single Family Residential (S)  
Zone [ZR]  
**Ward:** Scarborough Southwest (20)  
**Community:** Cliffcrest Community  
**Heritage:** Not Applicable

Notice was given and the application considered on Thursday, May 4, 2023, as required by the Planning Act.

**THE CONSENT REQUESTED:**

For the purpose of a lot severance and two lot additions. One lot residential lot is to be created in addition to two land parcels to be created for the purposes of two lot additions with lands to the south (73 Brooklawn Avenue) and lands to the north (81 Brooklawn Avenue). All three residential lots are proposed to be redeveloped with a new, detached dwelling requiring variances to the Zoning By-laws. The existing residential dwelling is to be demolished. Cross Reference Consent Applications B0023/21SC and B0051/21SC and Minor Variances A0316/20SC, A0317/20SC and

A0318/20SC.

To Create Part 3 (81 Brooklawn Avenue)

Part 3 is to be added to Part 2 (83 Brooklawn Avenue)

Municipal Address to be Determined

NOTE: For the purposes of a lot addition to create a new residential lot

Part 2 (83 Brooklawn Avenue) to be added to Part 3 (81 Brooklawn Avenue)

Lot Addition (Parts 2 and 3) to Create Lot 2 (New Residential Lot)

Municipal Address to be Determined

Lot Frontage = 10.06 m

Lot Area = 407.82 m

Part 4 is to Create Lot 3 (New Residential Lot)  
81 Brooklawn Avenue  
Lot Frontage = 10.06 m  
Lot Area = 407.82 m

Part 5 (81 Brooklawn Avenue) to be added to Part 6 (73 Brooklawn Avenue)  
Lot Addition (Parts 5 and 6) to Create Lot 4 (New Residential Lot)  
Municipal Address to be Determined  
Lot Frontage = 10.06 m  
  
Lot Area = 407.82 m<sup>2</sup>

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 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 Official is issued, as required by Section 53(42) of the Planning Act, the applicant is to fulfill the following conditions to the satisfaction of the Deputy Secretary-Treasurer of the Committee of Adjustment:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, in the form of a statement of tax account current to within 30 days of an applicant's request to the Deputy Secretary-Treasurer of the Committee of Adjustment

to issue the Certificate of Official.

(2) Municipal numbers for the subject lots indicated on the applicable registered reference plan of survey shall be assigned to the satisfaction of the Supervisor, Surveys, Engineering Support Services, Engineering and Construction Services. Contact: Ana Michalek, Supervisor, Land and Property Surveys, at 416-392-5214; Ana.Michalek@toronto.ca, or her designate, Elizabeth Machynia, at 416-338-5029; Elizabeth.Machynia@toronto.ca.

(3) An electronic copy of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with, and to the satisfaction of, the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services. Contact: Ana Michalek, Supervisor, Land and Property Surveys, at 416-392-5214; Ana.Michalek@toronto.ca.

(4) An electronic copy of the registered reference plan of survey satisfying the requirements of the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services shall be filed with the Deputy Secretary-Treasurer of the Committee of Adjustment.

(5) Prepare and submit a digital draft of the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) of the Planning Act if applicable as it pertains to the conveyed land and/or consent transaction to the satisfaction of the Deputy Secretary-Treasurer of the Committee of Adjustment.

(6) The following conditions shall be fulfilled to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District.  
(contact: tppreast@toronto.ca)

a) The applicant submits an application for a permit to injure/remove city owned tree(s) on subject property or neighboring property within 6m of site.

b) The applicant submits an application for a permit to injure/remove Private owned tree(s) on subject property or neighboring property within 6m of site.

c) Where there are no existing City owned street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting four (4) street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is four (4) and the current cost of planting is \$583.00 per tree, as it pertains to the proposed sites. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.






(7) Once all of the other conditions have been satisfied, the applicant shall request, in writing, that the Deputy Secretary-Treasurer of the Committee of Adjustment, issue the Certificate of Official.

(8) Within **TWO YEARS** of the date of the giving of this Notice of Decision, the applicant shall comply with the above-noted conditions.

## SIGNATURE PAGE

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**Heritage:** Not Applicable

**Table 1, Panel Member Digital Signatures**

		
Igor Samardzic	Hena Kabir	Anne McCauley
		
Gary McKay	Muhammad Saeed	

DATE DECISION MAILED ON: Tuesday, May 9, 2023

LAST DATE OF APPEAL: Monday, May 29, 2023

CERTIFIED TRUE COPY

  
**Colin Ramdial**  
**Manager and Deputy Secretary-Treasurer**

## Appeal Information

Only the applicant, the Minister, a specified person or any public body may appeal this decision.

Further, only individuals, corporations and public agencies may appeal decisions in respect of applications for consent. 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.

All appeals must be filed by e-mail 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 Ontario Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

To appeal this decision to the TLAB, you must submit 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).

### **ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS**

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>