

Thursday, August 14, 2025

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

File Number: B0034/24EYK
Property Address: 180 QUEENS DR
Legal Description: PLAN M140 W PT LOT 127
Agent: RENNY CANNON
Owner(s): 180 QUEENS DRIVE GROUP INC 180 QUEENS DRIVE GROUP
INC
Zoning: RD (ZR)
Ward: York South-Weston (05)
Community:
Heritage: Listed

Notice was given and the application considered on Thursday, August 14, 2025, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed- Part 3

Address to be assigned

The lot frontage will be 12.45 m and the lot area will be 447.9 m². The property will be developed as the site of a new fourplex dwelling and will require variances to the Zoning By-law, as outlined in Application A0368/24EYK.

Retained - Part 2

Address to be assigned

The lot frontage will be 23.97 m and the lot area will be 1237.1 m². The existing fourplex dwelling will be maintained.

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.

SIGNATURE PAGE

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INC
Zoning: RD (ZR)
Ward: York South-Weston(05)
Community:
Heritage: Listed



Natalija Popovic (signed)



Donald Taylor (signed)



Dominic Gulli (signed)



Stan Kumorek (signed)

DATE DECISION MAILED ON: Friday, August 22, 2025

LAST DATE OF APPEAL: Thursday, September 11, 2025

CERTIFIED TRUE COPY

Barbara Bartosik
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.ey@toronto.ca and Barbara.Bartosik@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.

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/>