

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK PANEL****Consideration Date:** May 10, 2017**The following applications will be considered:**

	File Number	Owner	Property	Community (Ward)
1.	B0024/17TEY	JULIAN MARKS ENTERTAINMENT INC	124 BRAEMAR AVE	St. Paul's (22)
2.	B0023/17TEY	JULIAN MARKS ENTERTAINMENT INC	126 BRAEMAR AVE	St. Paul's (22)
3.	B0015/17TEY	RAJACAN DEVELOPMENTS INC	157 FOREST HILL RD	St. Paul's (22)
4.	B0009/17TEY	CHRIS VASILADIS ANNA VASILADIS	856 EGLINTON AVE W	St. Paul's (21)

1. 124 BRAEMAR AVE

File Number:	B0024/17TEY	Zoning	R(f9.0; d0.6(x731) & R2 Z0.6 (ZZC)
Owner(s):	JULIAN MARKS ENTERTAINMENT INC	Ward:	St. Paul's (22)
Agent:	WOOD BULL LLP	Heritage:	Not Applicable
Property Address:	124 BRAEMAR AVE	Community:	Toronto
Legal Description:	PLAN 598E PT BLK A RP 64R16929 PARTS 2 TO 3 6 TO 7 AND 9		

THE CONSENT REQUESTED:

To obtain consent for the creation of a new easement.

Easement, Part 9, Draft R-Plan 124 Braemar Avenue

Part 9 is a 12.64 m² easement for the purposes of vehicular parking as well as passageway and turning space for pedestrian and vehicular ingress and egress, in favour of the north abutting property, 126 Braemar Avenue.

Parts 3 and 5 are subject to an existing easement/right-of-way.

Applications B0023/17TEY & B0024/17TEY are considered jointly.

2. 126 BRAEMAR AVE

File Number:	B0023/17TEY	Zoning	R(f9.0; d0.6)(x731) & R2 Z0.6 (ZZC)
Owner(s):	JULIAN MARKS ENTERTAINMENT INC	Ward:	St. Paul's (22)
Agent:	WOOD BULL LLP	Heritage:	Not Applicable
Property Address:	126 BRAEMAR AVE	Community:	Toronto
Legal Description:	PLAN 598E PT BLK A RP 64R16929 PARTS 1 AND 8 << STRUCTURE ADDRESS FOR 124 BRAEMAR AVE		

THE CONSENT REQUESTED:

To obtain consent for the creation of a new easement.

Easement, Part 8, Draft R-Plan 126 Braemar Avenue

Part 8 is a 19.50 m² easement for the purposes of vehicular parking as well as passageway and turning space for pedestrian and vehicular ingress and egress, in favour of the south abutting property, 124 Braemar Avenue.

Applications B0023/17TEY & B0024/17TEY are considered jointly.

3. 157 FOREST HILL RD

File Number:	B0015/17TEY	Zoning	RD (f15.0, d0.35) (x1332) (Waiver)
Owner(s):	RAJACAN DEVELOPMENTS INC	Ward:	St. Paul's (22)
Agent:	RAJACAN DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	157 FOREST HILL RD	Community:	Toronto
Legal Description:	PLAN 2232 LOT 40		

THE CONSENT REQUESTED:

To obtain consent to create a right of way in favour of 17 Hillholm Road.

Right-of-Way- Part One, Draft R Plan 66R-2232

Part One will have a width of 1.2 m and an area of 26.0 m² and will be subject to pedestrian and vehicular right-of-way.

4. 856 EGLINTON AVE W

File Number:	B0009/17TEY	Zoning	MCR
Owner(s):	CHRIS VASILADIS ANNA VASILADIS	Ward:	St. Paul's (21)
Agent:	JULIUS DE RUYTER	Heritage:	Not Applicable
Property Address:	856 EGLINTON AVE W	Community:	Toronto
Legal Description:	PLAN 1850 PT LOTS 10 11 & 12		

THE CONSENT REQUESTED:

To obtain consent to the technical severance of the property for the purpose of re-establishing two lots which have merged on title.

Conveyed Lot-866 Eglinton Avenue West

Parts 7 & 8 on Draft R Plan 66R-28957 with a depth of 34.71 m and an area of 316.9 m². The existing buildings will remain on the lot.

Retained Lot -856-864 Eglinton Avenue West

Parts 9 & 10 on the Draft R Plan 66R-28957 with a depth of 33.49 m and an area of 568.6 m². The existing buildings will remain on the lot.