



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

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		

Notice was given and the application considered on **Wednesday, May 10, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent for the creation of a new easement.

Easement, Part 9, Plan 64R-16929

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 1 & 8).

Parts 3 and 6 are subject to an existing easement/right-of-way.

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

The Deputy Secretary-Treasurer considered any written submissions in making a decision. For a list of submissions, please refer to the file.

IT WAS THE DECISION OF THE DEPUTY SECRETARY TREASURER THAT:

The Consent Application is Approved on Condition

The Deputy Secretary-Treasurer has considered the provisions of Section 51(24) of the Planning Act, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality and therefore consents to the requested transaction, pursuant to subsection 53(42) of the Planning Act, **subject to the following conditions:**

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) **Two copies 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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be emailed to the Case Manager, Committee of Adjustment.
- (4) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

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		

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **MONDAY, JUNE 5, 2017**

Signed this **10th** day of **May, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment - Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) 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) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 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).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 **Ontario Municipal Board** 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.



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

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		

Notice was given and the application considered on **Wednesday, May 10, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent for the creation of a new easement.

Easement, Part 8, Plan 64R-16929

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 (Parts 2, 3, 6, 7 & 9).

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

The Deputy Secretary-Treasurer considered any written submissions in making a decision. For a list of submissions, please refer to the file.

IT WAS THE DECISION OF THE DEPUTY SECRETARY TREASURER THAT:

The Consent Application is Approved on Condition

The Deputy Secretary-Treasurer has considered the provisions of Section 51(24) of the Planning Act, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality and therefore consents to the requested transaction, pursuant to subsection 53(42) of the Planning Act, **subject to the following conditions:**

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) **Two copies 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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be emailed to the Case Manager, Committee of Adjustment.
- (4) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

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		

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **MONDAY, JUNE 5, 2017**

Signed this **10th** day of **May, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment - Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) 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) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 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).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 **Ontario Municipal Board** 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.



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

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

Notice was given and the application considered on **Wednesday, May 10, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to create a vehicular and pedestrian access easement/right-of-way.

Easement/ Right-of-Way- Part 1, Draft R-Plan

Part 1 will be a 1.2 m wide pedestrian and vehicular access easement in favour of the property municipally known as 17 Hillholm Road (not identified on .

The Deputy Secretary-Treasurer considered any written submissions in making a decision. For a list of submissions, please refer to the file.

IT WAS THE DECISION OF THE DEPUTY SECRETARY TREASURER THAT:

The Consent Application is Approved on Condition

The Deputy Secretary-Treasurer has considered the provisions of Section 51(24) of the Planning Act, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality and therefore consents to the requested transaction, pursuant to subsection 53(42) of the Planning Act, **subject to the following conditions:**

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.

- (2) **Two copies 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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be emailed to the Case Manager, Committee of Adjustment.
- (4) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

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

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **MONDAY, JUNE 5, 2017**

Signed this **10th** day of **May, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment - Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) 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) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 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).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 **Ontario Municipal Board** 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.



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

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 - 866 EGLINTON AVE W	Community:	Toronto
Legal Description:	PLAN 1850 PT LOTS 10 11 & 12		

Notice was given and the application considered on **Wednesday, May 10, 2017**, as required by the Planning Act.

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. The existing buildings will be maintained (no new construction is proposed or will be considered with this request)

Conveyed - Parts 7 & 8, Plan 66R-28957

866 Eglinton Avenue West

Parts 7 & 8 have a lot frontage of 9.14 m and a lot area of 316.9 m². The existing buildings will be maintained on the convey lot.

Part 7 is subject to an existing easement as described in instrument number AT3779984

Retained – Parts 9 & 10, Plan 66R-28957

856-864 Eglinton Avenue West

Parts 9 & 10 have a lot frontage of 16.97 m and a lot area of 568.6 m². The existing buildings will be maintained.

Part 9 is subject to an existing easement as described in instrument number AT3779984

The Deputy Secretary-Treasurer considered any written submissions in making a decision. For a list of submissions, please refer to the file.

IT WAS THE DECISION OF THE DEPUTY SECRETARY TREASURER THAT:

The Consent Application is Approved on Condition

The Deputy Secretary-Treasurer has considered the provisions of Section 51(24) of the Planning Act, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality and therefore consents to the requested transaction, pursuant to subsection 53(42) of the Planning Act, **subject to the following conditions:**

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) **Two copies 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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be emailed to the Case Manager, Committee of Adjustment.
- (4) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

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:	846 - 866 EGLINTON AVE W	Community:	Toronto
Legal Description:	PLAN 1850 PT LOTS 10 11 & 12		

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **MONDAY, JUNE 5, 2017**

Signed this **10th** day of **May, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment - Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) 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) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 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).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 **Ontario Municipal Board** 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.