



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:	B0026/17TEY	Zoning:	E 5.0 (x315)
Owner(s):	EASTERN SELF STORAGE LIMITED	Ward:	Toronto-Danforth (30)
Agent:	PHILIP STEWART	Heritage:	Not Applicable
Property Address:	375 EASTERN AVE	Community:	Toronto
Legal Description:	PT LOT 245, REG PLAN 105, PT LOT 14 BFC		

Notice was given and the application considered on **Wednesday, July 26, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to create an easement/right-of-way for utilities.

Easement/Right-of-way – Part 8, 64R-16608

Part 8 will be subject to an easement/right-of-way for utilities in favour of the lands to the south, Parts 1, 2, 3, 4 and 5, Plan 64R-16608.

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.

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File Number:	B0026/17TEY	Zoning	E 5.0 (x315)
Owner(s):	EASTERN SELF STORAGE LIMITED	Ward:	Toronto-Danforth (30)
Agent:	PHILIP STEWART	Heritage:	Not Applicable
Property Address:	375 EASTERN AVE	Community:	Toronto
Legal Description:	PT LOT 245, REG PLAN 105, PT LOT 14 BFC		

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **MONDAY, AUGUST 21, 2017**

Signed this **27th** day of **July, 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.

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NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0034/17TEY	Zoning	E 5.0 (x314) (Waiver)
Owner(s):	EASTERN SELF STORAGE LIMITED	Ward:	Toronto-Danforth (30)
Agent:	PHILIP STEWART	Heritage:	Not Applicable
Property Address:	375 EASTERN AVE	Community:	Toronto
Legal Description:	PT LOT 245, REG PLAN 105, PT LOT 14 BFC		

Notice was given and the application considered on **Wednesday, July 26, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain a consent to re-establish an easement/right-of-way for vehicular access.

Easement/Right-of-way – Part 1, Draft R-plan

Part 1 will be subject to an easement/right-of-way for vehicular access in favour of the lands to the south, Parts 1, 2, 3, 4 and 5, Plan 64R-16608.

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.
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File Number:	B0034/17TEY	Zoning	E 5.0 (x314) (Waiver)
Owner(s):	EASTERN SELF STORAGE LIMITED	Ward:	Toronto-Danforth (30)
Agent:	PHILIP STEWART	Heritage:	Not Applicable
Property Address:	375 EASTERN AVE	Community:	Toronto
Legal Description:	PT LOT 245, REG PLAN 105, PT LOT 14 BFC		

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **MONDAY, AUGUST 21, 2017**

Signed this **27th** day of **July, 2017**

CERTIFIED TRUE COPY

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

Appeal Information

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NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0042/17TEY	Zoning	QT2.0 (Waiver)
Owner(s):	2041134 ONTARIO LIMITED	Ward:	Trinity-Spadina (20)
Agent:	PAUL CHRONIS	Heritage:	Not Applicable
Property Address:	250 - 252 COLLEGE ST	Community:	Toronto
Legal Description:	PLAN D183 LOTS 16 AND 23 TO 28 PT LOTS 6 TO 15 AND 32 TO 42 AND PLAN D225 PT LOT E AND PLAN D267 LOTS 1 TO 4 PT LOTS 5 AND 6 AND PT LANES		

Notice was given and the application considered on **Wednesday, July 26, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent for a long term lease of 41 years and to create a reciprocal right-of-way/easement.

Lease, Parts 3-6 (inclusive), Draft R-Plan

The total area of the lands affected is 8501.6 m² and will permit the existing institutional use of the land to continue.

Easement/Right-of-Way, Part 2, Draft R-Plan

Part 2 has a frontage of 4.88 m and a depth of 72.73 for a total area of 374.88 m² will be subject to a reciprocal easement/right-of-way in favour of 33 Russell Street for the purpose of pedestrian access.

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:**

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File Number:	B0042/17TEY	Zoning	QT2.0 (Waiver)
Owner(s):	2041134 ONTARIO LIMITED	Ward:	Trinity-Spadina (20)
Agent:	PAUL CHRONIS	Heritage:	Not Applicable
Property Address:	250 - 252 COLLEGE ST	Community:	Toronto
Legal Description:	PLAN D183 LOTS 16 AND 23 TO 28 PT LOTS 6 TO 15 AND 32 TO 42 AND PLAN D225 PT LOT E AND PLAN D267 LOTS 1 TO 4 PT LOTS 5 AND 6 AND PT LANES		

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **MONDAY, AUGUST 21, 2017**

Signed this **27th** day of **July, 2017**

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Appeal Information

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NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0041/17TEY	Zoning	QT2.0 (Waiver)
Owner(s):	2041134 ONTARIO LIMITED	Ward:	Trinity-Spadina (20)
Agent:	PAUL CHRONIS	Heritage:	Not Applicable
Property Address:	33 RUSSELL ST	Community:	Toronto
Legal Description:	PLAN D183 PT LOTS 32 TO 42 AND PLAN D184 LOTS 7 TO 13 PT LOTS 5 AND 6 AND PLAN 589 PT LOT 1 AND PLAN 647 PT LOTS A TO D AND PLAN 833		

Notice was given and the application considered on **Wednesday, July 26, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent for a long term lease of 41 years and to create a reciprocal right-of-way/easement.

Lease, Part 1, Draft R- Plan

The total area of the lands affected is 8259.34 m² and will permit the existing institutional use of the land to continue.

Easement/Right-of-Way, Part 2, Draft R-Plan

Part 2 has a frontage of 4.88 m and a depth of 72.73 for a total area of 374.88 m² and will be subject to a reciprocal easement/right-of-way in favor of 250-252 College Street for the purpose of pedestrian access.

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

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