



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:	B0051/17TEY	Zoning	CR (Waiver)
Owner(s):	ONE YORK STREET INC	Ward:	Toronto Centre-Rosedale (28)
Agent:	ADAM BROWN	Heritage:	Designated
Property Address:	1 YORK ST (Commercial Lands)	Community:	Toronto
Legal Description:	PLAN 655E PT BLKS 2 AND 3 PT LORNE ST RP 66R27368 PARTS 2 TO 8 11 13 14 18 TO 21 24 26 28 TO 34 36 37 42 43 45 46 49 TO 54 56 58 TO 64		

Notice was given and the application considered on **Wednesday, August 16, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever portions of the land for the purpose of lot additions and to create various easements.

Lot Addition - Parts 64, 74, 76 and 78, Draft R-Plan (From Commercial Lands to Residential Lands)

Parts 64, 74, 76 and 78, Draft R-Plan will be added to the holdings of Parts 41 to 62, 68 and 69 on Reference Plan 66R-28939 (Residential lands – 88 and 100 Harbour Street).

Retained – Parts 1 to 40, 65, 66, 67, 75, 79 and 80, Draft R- Plan (Commercial Lands)

The existing commercial building with a four level underground parking garage will remain.

Easement

(Over Commercial Lands in favour of Residential lands)

Parts 75, 79 and 80 will be subject to vehicular, pedestrian, bicycle and emergency access in favour of the Residential lands -88 and 100 Harbour Street, including the Lot addition lands described above.

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

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DATE DECISION MAILED ON: **TUESDAY, AUGUST 22, 2017**

LAST DATE OF APPEAL: **MONDAY, SEPTEMBER 11, 2017**

Signed this **16th** day of **AUGUST, 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 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 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.



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NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0052/17TEY	Zoning:	CR (Waiver)
Owner(s):	HARBOUR PLAZA RESIDENCES INC	Ward:	Toronto Centre-Rosedale (28)
Agent:	ADAM BROWN	Heritage:	Designated
Property Address:	88 - 100 HARBOUR ST (Residential Lands)	Community:	Toronto
Legal Description:	PLAN 655E PT BLKS 2 AND 3 PT LORNE ST RP 66R27368 PARTS 1 9 10 12 15 TO 17 22 23 25 27 35 38 TO 41 44 47 48 55 AND 57		

Notice was given and the application considered on **Wednesday, August 16, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land for the purpose of a lot addition and to create various easements.

Lot Addition – Part 81, Draft R-Plan (From Residential Lands to Commercial Lands)

Part 81, Draft R-Plan will be added to the holdings of Parts 1 to 40, 64, 65, 66 and 67 on Reference Plan 66R-28939 (Commercial lands – 1 York Street).

Retained – Parts 41 to 62, 68, 69 and 77, Draft R-Plan (Residential Lands)

The existing residential building will remain.

Easement

(Over Residential Lands in favour of Commercial Lands)

Parts 52, 76 and 77 will be subject to pedestrian, emergency access and maintenance in favour of the Commercial lands -1 York Street.

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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