



City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> 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:	B0073/16TEY	Zoning:	CR(h), Site-specific By-law 1049-2006 (Waiver)
Owner(s):	CQ 25 DOCKSIDE PROPERTY INC	Ward:	Toronto Centre-Rosedale (28)
Agent:	MAY LUONG	Heritage:	Not Applicable
Property Address:	<b>25 DOCKSIDE DR</b>	Community:	Toronto
Legal Description:	PT LT 22, PLAN 694E, BEING PARTS 1 AND 2 ON PL 66R23309; S/T EASEMENT IN GROSS OVER PT 3, 4, 5 ON 66R24161 AS IN AT2024858; S/T EASEMENT IN GROSS OVER PT 4 ON 66R24161 AS IN AT2024860; S/T EASEMENT OVER PT 2 PL 66R24161 IN ORDER TO SUPPORT PT. 3 PL 66R24161 AS IN AT2024858, SUBJECT TO EASEMENTS AS IN AT2918929, AT2962728 and AT2962729 CITY OF TORONTO, PIN 21384-0149		

Notice was given and the application considered on **Wednesday, January 18, 2017**, as required by the Planning Act.

### THE CONSENT REQUESTED:

To obtain consent to establish the existing access and gas line easements/right-of-ways as permanent easements/right-of-ways in favour of the east abutting property, 51 Dockside Drive.

#### Easement/Right-of-way

##### **Part Lot 22, PLAN 694E, designated as Parts 3, 4, & 5 on Plan 66R-24161**

Parts 3, 4 and 5, Plan 66R-24161, is the existing access easement to be established as a permanent easement for the purposes of gaining access and egress to and from City of Toronto lands, the parking garage under the George Brown College building and for the purposes of gaining access and egress to the loading docks located on the City of Toronto lands, for vehicles, equipment, and pedestrians as outlined in the Easement and Access Agreement registered on March 8, 2012, as Instrument # AT2962729.

##### **Easement/Right-of-way – PT LT 22, PLAN 694E As Part 1 Plan 66R-25811**

Part 1, Plan 66R-25811, is an existing access/gas line easement to be established as a permanent easement for the purposes of installing, operating, maintaining, repairing, removing, and replacing from time to time a gas line to service the George Brown College building as outlined in the Easement and Access Agreement registered on March 8, 2012, as Instrument # AT2962729.

**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, January 24, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, February 13, 2017**

Signed this **19<sup>th</sup>** day of **January, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	B0076/16TEY	Zoning	CR 2.0 (c0.5; r2.0) SS2 (x1564) & MCR T2.0 C0.5 R2.0 (WAIVER)
Owner(s):	MICHAEL GOLDMAN	Ward:	Beaches-East York (32)
Agent:	NANCY FRIEDAY	Heritage:	Not Applicable
Property Address:	<b>293 KINGSTON RD</b>	Community:	Toronto
Legal Description:	CON 1 FTB PT LOT 5 RP 66R22052 PART 8		

Notice was given and the application considered on **Wednesday, January 18, 2017**, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To create a new easement/ROW for the purposes of a telecommunications facility in favour of Bell Canada.

**Easement/Right-of-Way – Part 1 Draft R-Plan**  
**293 Kingston Road**

Part 1 is a strip of land having an area of 9.41 m<sup>2</sup>, and will be subject to an access and maintenance easement for a telecommunications facility in favour of Bell Canada.

**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:	B0079/16TEY	Zoning	RD (f15.0; d0.35)(x1247) & R1 Z0.35 (Waiver)
Owner(s):	SIGRID DE AUER	Ward:	St. Paul's (22)
Agent:	STANLEY DANTOWITZ	Heritage:	Not Applicable
Property Address:	<b>54 &amp; 56 RUSSELL HILL RD</b>	Community:	Toronto
Legal Description:	PLAN 315Y PCL 2 PT		

Notice was given and the application considered on **Wednesday, January 18, 2017**, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Retained- Part 2- Draft R -Plan**  
**54 Russell Hill Road**

Part 2 has a lot frontage of 15.26 m and a lot area of 691.4 m<sup>2</sup>. The existing 2½-storey detached residential dwelling will be maintained on the lot.

**Conveyed- Part 1, Draft R- Plan**  
**56 Russell Hill Road**

Part 1 has a lot frontage of 15.22 m and a lot area of 688.4 m<sup>2</sup>. The existing 2½-storey detached residential dwelling will be maintained on the lot.

**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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