

**COMMITTEE OF ADJUSTMENT  
DELEGATED AGENDA  
TORONTO EAST YORK PANEL**

**Consideration Date:** January 18, 2017

**The following applications will be considered:**

<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
1. B0073/16TEY	25 DOCKSIDE DR	Toronto Centre-Rosedale (28)
2. B0076/16TEY	293 KINGSTON RD	Beaches-East York (32)
3. B0079/16TEY	54 & 56 RUSSELL HILL RD	St. Paul's (22)

# 1. 25 DOCKSIDE DR

File Number:	B0073/16TEY	Zoning	CR(h), Site-specific By-law 1049-2006 (Waiver)
		Ward:	Toronto Centre-Rosedale (28)
		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		

## 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 – PT LT 22, PLAN 694E As Parts 3, 4, & 5 Plan 66R-24161**

Parts 3, 4 and 5, Plan 66R-24161, will establish the existing access easement 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, will establish the existing access/gas line easement 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.

## 2. 293 KINGSTON RD

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

### **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 will be subject to an easement for a telecommunications facility in favour of Bell Canada which will allow access and maintenance to provide services for the surrounding area.

### 3. 54 & 56 RUSSELL HILL RD

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

#### **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.