

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK****Consideration Date:** September 27, 2017**The following applications will be considered:**

	File Number	Owner	Property	Community (Ward)
1.	B0075/17TEY	FERNBROOK HOMES (STRACHAN) LIMITED	30 ORDNANCE ST	Trinity-Spadina (19)
2.	B0077/17TEY	INCORE EQUITIES INC SLATE TORONTO CORE OFFICE INC	2 & 24 ST CLAIR AVE W, 30-34 ST CLAIR AVE W & 17-21 DELISLE AVE	St. Paul's (22)
3.	B0078/17TEY	MILAD HOMAYOUNNEJAD	1086 - 1088 DUFFERIN ST	Davenport (18)
4.	B0080/17TEY	BUENA VISTA (DUNDAS) INC	96 COXWELL AVE	Beaches-East York (32)
5.	B0076/17TEY	ALLDAN INC	950-956 DUNDAS ST E	Toronto-Danforth (30)
6.	B0040/16TEY	PATRICIA NANCY NOBREGA JANET ELDER	16-18 & 20-22 ACACIA RD & 219-221 MILLWOOD RD	St. Paul's (22)

1. 30 ORDNANCE ST

File Number:	B0075/17TEY	Zoning	I3, Site-Specific By-laws 159-2012 & 103-2015
Owner(s):	FERNBROOK HOMES (STRACHAN) LIMITED	Ward:	Trinity-Spadina (19)
Agent:	BRAD ALLEN	Heritage:	Not Applicable
Property Address:	30 ORDNANCE ST	Community:	Toronto
Legal Description:	PLAN D1453 LOT 2 PT LOTS 3 AND 4 AND PLAN ORDNANCE RESERVE PT BLK 13 E STRACHAN AVE RP 66R28151 PARTS 1 AND 4		

THE CONSENT REQUESTED:

To create a new non-exclusive Easement/Right-of-Way for the purposes of pedestrian and vehicular access in favour of 45 Strachan Avenue.

Easement/Right-of-Way:

Part 1, Plan 66R-28956

Part 1 having a frontage of 12.50 m and an area of 656.4 m² will be subject to a non-exclusive easement/right-of-way for the purposes of pedestrian and vehicular access in favour of 45 Strachan Avenue.

2. 2 & 24 ST CLAIR AVE W, 30-34 ST CLAIR AVE W & 17-21 DELISLE AVE

File Number:	B0077/17TEY	Zoning	
Owner(s):	INCORE EQUITIES INC SLATE TORONTO CORE OFFICE INC	Ward:	St. Paul's (22)
Agent:	SLATE TORONTO CORE OFFICE INC	Heritage:	Not Applicable
Property Address:	2 & 24 ST CLAIR AVE W, 30-34 ST CLAIR AVE W & 17-21 DELISLE AVE	Community:	Toronto
Legal Description:	LT 2-3 PL 365 DEER PARK; PT LT 1, 4-6, 16 PL 365 DEER PARK PT 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10, 64R15602; S/T EN95254 & CA497902; CITY OF TORONTO PCL 15-1 SEC A365; PT LT 15 PL 365 TORONTO; PT LT 16 PL 365 TORONTO; PT LT 17 PL 365 TORONTO; PT LT 18 PL 365 TORONTO PARTS 1, 2,		

THE CONSENT REQUESTED:

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

Conveyed- 2 & 24 St Clair Avenue West, Plan 64R-15602

2 & 24 St Clair Avenue West will have a frontage of 70.84 m and a lot area of 4165.12 m². The existing office building with retail uses will be maintained.

Retained- 30-34 St Clair Avenue West & 17-21 Delisle Avenue, Plan 66R-13740

30-34 St Clair Avenue West & 17-21 Delisle Avenue will have a lot frontage of 28.7 m on St Clair Avenue West and a lot area of 3681.11 m². The existing office building will be maintained.

Existing easements will be maintained.

3. 1086 - 1088 DUFFERIN ST

File Number:	B0078/17TEY	Zoning	R(d0.6)(x740) & R2 Z0.6 (Waiver)
Owner(s):	MILAD HOMAYOUNNEJAD	Ward:	Davenport (18)
Agent:	VICTOR HIPOLITO	Heritage:	Not Applicable
Property Address:	1086 - 1088 DUFFERIN ST	Community:	Toronto
Legal Description:	PLAN 622 BLK B PT LT 31		

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 1086 Dufferin Street

Part 2 has a lot frontage of 7.83 m and a lot area of 280.23 m². The existing residential dwelling will be maintained.

Conveyed- Part 1, Draft R- Plan 1088 Dufferin Street

Part 1 has a lot frontage of 5.79 m and a lot area of 217.81 m². The existing residential dwelling will be maintained.

4. 96, 98, 100 & 104 COXWELL AVE

File Number:	B0080/17TEY	Zoning	R(d 1.0)(x407) & R4 Z1.0 (Waiver)
Owner(s):	BUENA VISTA (DUNDAS) INC	Ward:	Beaches-East York (32)
Agent:	MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING	Heritage:	Not Applicable
Property Address:	96, 98, 100 & 104 COXWELL AVE	Community:	Toronto
Legal Description:	PLAN 655 PT LOTS 20 & 21		

THE CONSENT REQUESTED:

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

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

Part 2 will be subject to an easement/right-of-way in favour of 108 Coxwell Avenue for the purpose of vehicular access to the rear of the property.

5. 950-956 DUNDAS ST E

File Number:	B0076/17TEY	Zoning	R (d1.0)(x808) & R3 Z1.0 (ZPR)
Owner(s):	ALLDAN INC	Ward:	Toronto-Danforth (30)
Agent:	NADER KADRI	Heritage:	Not Applicable
Property Address:	950-956 DUNDAS ST E	Community:	Toronto
Legal Description:	PLAN 322 PT LOTS 111 AND 112 RP 66R28206 PARTS 7 AND 8		

THE CONSENT REQUESTED:

To obtain a consent to re-establish an easement to include stormwater servicing within the previously created easements/rights-of-way for vehicular and pedestrian access. Committee of Adjustment Decision B0062/14TEY provided consent to create four residential lots and easements/rights-of-way for vehicular and pedestrian access.

Easement/Right-of-Way, Part 2, Registered Plan 66R-28206

Part 2 will be subject to an easement/right-of-way for vehicle access, pedestrian access and stormwater servicing in favour of Parts 3 & 4; 5 & 6; and 7 and 8.

Easement/Right-of-Way, Part 4, Registered Plan 66R-28206

Part 4 will be subject to an easement/right-of-way for vehicle access, pedestrian access and stormwater servicing in favour of Parts 1 & 2; 5 & 6; and 7 & 8.

Easement/Right-of-Way, Part 6, Registered Plan 66R-28206

Part 6 will be subject to an easement/right-of-way for vehicle access, pedestrian access and stormwater servicing in favour of Parts 1 & 2; 3 & 4; and 7 & 8.

Easement/Right-of-Way, Part 8, Registered Plan 66R-28206

Part 8 will be subject to an easement/right-of-way for vehicle access, pedestrian access and stormwater servicing in favour of Parts 1 & 2; 3 & 4; and 5 & 6.

6. 16-18 & 20-22 ACACIA RD & 219-221 MILLWOOD RD

File Number:	B0040/16TEY	Zoning	R (d0.6)(x931) & R2 Z0.6 (Waiver)
Owner(s):	PATRICIA NANCY NOBREGA JANET ELDER	Ward:	St. Paul's (22)
Agent:	DONALD D'ARCY WILLIAM LAMONT	Heritage:	Not Applicable
Property Address:	16-18 & 20-22 ACACIA RD & 219-221 MILLWOOD RD	Community:	Toronto
Legal Description:	PLAN 671E PT LOTS 8 & 9		

THE CONSENT REQUESTED:

To obtain consent for a technical severance to re-establish three lots which merged on title and to re-establish existing easements/rights of way for the purposes of vehicular and pedestrian access.

Conveyed – Parts 1 and 2, Draft R-Plan Easement/Right-of-way – Part 2 16 and 18 Acacia Road

The lot frontage is 13.82 m and the lot area is 505.26 m².

The existing two-storey fourplex will remain.

Part 2 will be re-established as an easement/right of way for the purposes of vehicular and pedestrian ingress and egress in favour of the lands to the north shown as Parts 3, 4, 5 and 6, Draft R-Plan, and in favour of the lands to the west as described in Instrument Numbers EN77325, CA706408, CA691370, CA163336, CA428300, CT428302, CA5809, CT784795, CT840197 and CA724835.

Parts 1 and 2 will have an easement/right of way for the purposes of vehicular and pedestrian ingress and egress over the lands to the north shown as Parts 4 and 6, Draft R-Plan and over the lands to the west as described in Instrument Number 98465E.N.

Conveyed – Parts 5 and 6, Draft R-Plan Easement/Right-of-way – Part 6 219 and 221 Millwood Road

The lot frontage is 16.76 m and the lot area is 612.91 m².

The existing two-storey fourplex will remain.

Part 6 will be re-established as an easement/right of way for the purposes of vehicular and pedestrian ingress and egress in favour of the lands adjoining to the south shown as Parts 1, 2, 3, and 4, Draft R-Plan, and in favour of the lands to the west as described in Instrument Numbers EN77325, CA706408, CA691370, CA163336, CA428300, CT428302, CA5809, CT784795, CT840197 and CA724835.

Parts 5 and 6 will have an easement/right of way for the purposes of vehicular and pedestrian ingress and egress over the lands to the west as described in Instrument Number 90308E.N.

Retained - Part 3 and 4, Draft R-Plan Easement/Right-of-way – Part 4 20 and 22 Acacia Road

The lot frontage is 13.32 m and the lot area is 486.97 m².

The existing two-storey fourplex will remain.

Part 4 will be re-established as an easement/right of way for the purposes of vehicular and pedestrian ingress and egress in favour of the lands adjoining to the south shown as Parts 1 and 2, Draft R-Plan, and in favour of the

lands to the west as described in Instrument Numbers EN77325, CA706408, CA691370, CA163336, CA428300, CT428302, CA5809, CT784795, CT840197 and CA724835.

Parts 3 and 4 will have an easement/right of way for the purposes of vehicular and pedestrian ingress and egress over the lands to the north shown as Part 6, Draft R-Plan and in favour of the lands to the west as described in Instrument Number 36926E.N.