



City Planning Division
Michael Mizzi, MCIP, RPP
Director, Zoning and Secretary-Treasurer,
Committee of Adjustment

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: B0053/18TEY
Property Address: 32 LISGAR ST
Legal Description: PT L 6 TO 12 PLAN 960 & PT BLK 5 PL ORD RES
Agent: PATRICK DEVINE
Owner(s): THE FULLER LANDAUGROUP INC
Zoning: RA & Site Specific By-law 804-2012 (WAIVER)
Ward: Davenport (18)
Davenport (9)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, October 24, 2018**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots and to create various easements/rights-of-way.

**Conveyed - Parts 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 22, Draft R-Plan (TMAC)
Address to be assigned**

The frontage is 20.38 m and the lot area is 2,819.35 m². The lot will be located on the ground, second, third, and P1 floors of the existing building and will be for use by a non-profit cultural facility, Toronto Media Arts Cluster (TMAC).

Easement/Rights-of-Way, Parts 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, and 22, Draft R-Plan will be subject to general rights-of-way or rights in the nature of easements in favour of Triangle Lands for the maintenance and repair of any utilities and services, the maintenance and repair of any part of the building, rights of support, emergency egress, and rights to air flow.

Parts 2, 6, 7, and 19 will be subject to pedestrian access easements in favour of Triangle Lands.

Part 20 will be subject to an easement for signage purposes in favour of the proposed Triangle Lands.

Parts 1, 9, 10, 11, and 12 will be subject to pedestrian access in favour of the TMAC Lands.

**Conveyed - Parts 1, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Draft R-Plan (Triangle Lands)
Address to be assigned**

The lot area is 807.83 m² and will be located on the third floor of the existing building. The lot will be used for office purposes.

Easement/Rights-of-Way, Parts 1, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Draft R-Plan will be subject to general rights-of-way or rights in the nature of easements in favour of the TMAC lands for maintenance and repair of any utilities and services, the maintenance and repair of any part of the buildings, rights of support, emergency egress, and rights to air flow.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Consent Application is Approved on Condition

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the transaction as shown on the plan filed with the Committee of Adjustment on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office:

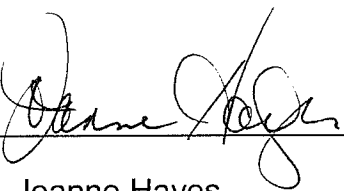
- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **One electronic copy 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.
- (4) **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.

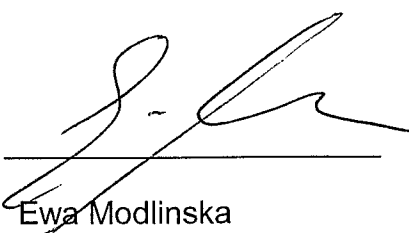
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

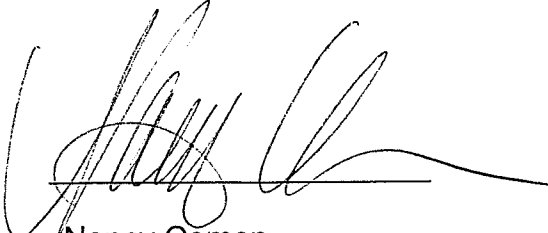
SIGNATURE PAGE

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Edmund Carlson

Joanne Hayes

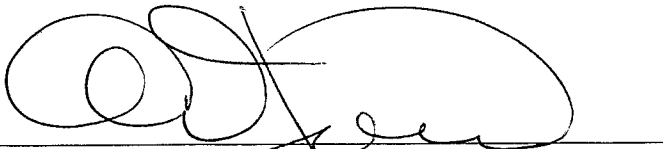
Ewa Modlinska

Nancy Oomen

DATE DECISION MAILED ON: Tuesday, October 30, 2018

LAST DATE OF APPEAL: Monday, November 19, 2018

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 Local Planning Appeal Tribunal (LPAT) 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 or USB;
- \$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.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

To appeal this decision to the LPAT you need the following:

- a completed LPAT 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 Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

*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 **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.