

**Kyle Knoeck, M.Sc.Pl., MCIP, RPP**  
Director, Zoning and Secretary-Treasurer  
Committee of Adjustment  
City Planning Division

416-394-8060  
coa.ey@toronto.ca

Thursday, January 16, 2025

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)**

**File Number:** A0414/24EYK  
**Property Address:** 621 THE QUEENSWAY – UNIT 621C  
**Legal Description:**  
**Agent:** ACTION PLANNING CONSULTANTS  
**Owner(s):** CARLOS LOPES  
**Zoning:** AV (ZR)  
**Ward:** Etobicoke-Lakeshore (03)  
**Community:**  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, January 16, 2025, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit a parking deficiency to accommodate an additional dwelling unit within the existing building.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

**Section (1), By-law 514-2003**

A minimum of 2 residential parking spaces are required.  
No residential parking spaces are being proposed.

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 Minor Variance Application is Approved**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

**SIGNATURE PAGE**

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**Owner(s):** CARLOS LOPES  
**Zoning:** AV (ZR)  
**Ward:** Etobicoke-Lakeshore (03)  
**Community:**  
**Heritage:** Not Applicable



Bill Dalton (signed)



Donald Taylor (signed)



Laura Alderson (signed)



Natalija Popovic (signed)



Stan Kumorek (signed)

DATE DECISION MAILED ON: Friday, January 24, 2025

LAST DATE OF APPEAL: Wednesday, February 5, 2025

CERTIFIED TRUE COPY

**Barbara Bartosik**  
Manager and Deputy Secretary-Treasurer

## Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.ey@toronto.ca](mailto:coa.ey@toronto.ca) and [Barbara.Bartosik@toronto.ca](mailto:Barbara.Bartosik@toronto.ca) 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 Land Tribunal (OLT) for the same matter.

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### ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

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**NOTICE OF DECISION  
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**File Number:** A0415/24EYK  
**Property Address:** 623 THE QUEENSWAY – UNIT 623A  
**Legal Description:**  
**Agent:** ACTION PLANNING CONSULTANTS  
**Owner(s):** CARLOS LOPES  
**Zoning:** AV (ZR)  
**Ward:** Etobicoke-Lakeshore (03)  
**Community:**  
**Heritage:** Not Applicable

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