

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

416-395-6446
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Thursday, October 23, 2025

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

File Number: A0310/25NY
Property Address: 712 EGLINTON AVE E
Legal Description: PLAN 1908 PT LOT 586
Agent: THE PLANNING AGENCY INC
Owner(s): SELINA BE ELENA KHASKIN
Zoning: RM (d0.6) (x263) [ZAP]
Ward: Don Valley West (15)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, October 23, 2025, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new Garden Suite in the rear yard.

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

- 1. Chapter 150.7.50.10 (1)(A), By-law 569-2013**
The required minimum rear yard soft landscaping is 50%.
The proposed rear yard soft landscaping is **45.28%**.
- 2. Chapter 150.7.60.20 (6)(A), By-law 569-2013**
The required minimum side yard setback for an ancillary building on a corner lot containing a garden suite is 1.5m.
The proposed west side yard setback is **0.76m**.
- 3. Chapter 150.7.60.30(1)(B), By-law 569-2013**
The minimum separation distance between a Garden suite and a residential building on the same lot is 7.5m if the height of the ancillary building is greater than 4m.
The proposed separation distance is **7m**.

4. Chapter 150.7.60.30(2)(A), By-law 569-2013

No part of an ancillary building containing a garden suite may penetrate any of the following: (i) a 45-degree angular plane projected towards the rear lot line, beginning from a height of 4m at a distance of 7.5m from the rear main wall of the residential building on the same lot; (ii) a 45-degree angular plane projected towards the front lot line, beginning from a height of 4m from the required rear yard setback; and

(iii) a 45-degree angular plane projected towards the opposite side lot line, beginning from a height of 4m from the required side yard setback.

The proposal penetrates the angular plane projected towards **the south lot line.**

5. Chapter 150.7.60.40(1)(A), By-law 569-2013

The permitted maximum height of an ancillary building containing a garden suite is 4m if the ancillary building containing a garden suite is located a minimum of 5m to less than 7.5m from the residential building on the lot.

The proposed height **is 6m.**

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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MEDHI MARZYARI



SHAHIN FAZELI



NADINI SANKAR

DATE DECISION MAILED ON: Thursday, October 30, 2025

LAST DATE OF APPEAL: Wednesday, November 12, 2025

CERTIFIED TRUE COPY

Sai-Man Lam
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.ny@toronto.ca and sai-man.lam@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.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, you must submit the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary-Treasurer you will receive payment instructions.

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at www.toronto.ca/tlab.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>