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

Committee of Adjustment  
Toronto and East York  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

416-392-0413  
coa.tey@toronto.ca

Tuesday, January 27, 2026

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

**File Number:** A0102/25TEY  
**Property Address:** 210 COSBURN AVE  
Legal Description: PLAN M39 LOT 69 PT LOT 68 PT LOT 70  
Agent: ALESSIA SOPPELSA  
Owner(s): R & A HOLDINGS 210 INC  
Zoning: RA (d2.0)(ZAP)  
Ward: Toronto-Danforth (14)  
Community: East York  
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, January 21, 2026**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing four-storey apartment building (containing 33 residential dwelling units) by converting the existing integral garage, laundry, and storage areas into four additional residential dwelling units (located within the basement level). There will be a total of 37 residential dwelling units and 16 lawful parking spaces on this lot.

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

- 1. Chapter 15.10.40.50.(1)(A), By-law 569-2013**  
An apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4 m<sup>2</sup> for each unit of which a minimum of 2 m<sup>2</sup> for each dwelling unit must be indoor amenity space.  
In this case, the indoor amenity space for each additional unit will be 0 m<sup>2</sup> per unit.

**2. Chapter 15.10.40.50.(1)(B), By-law 569-2013**

An apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4 m<sup>2</sup> for each unit of which a minimum of 40 m<sup>2</sup> must be outdoor amenity space adjoining or directly accessible to the indoor amenity space.

In this case, the amenity space for each unit will be 0 m<sup>2</sup> per unit of which 0 m<sup>2</sup> will be outdoor amenity space adjoining or directly accessible to the indoor amenity space.

**3. Chapter 200.5.10.11.(1)(C), By-law 569-2013**

The number of lawful parking spaces for the lawfully existing building is 26 and may not be reduced.

In this case, there will be 16 lawful parking spaces on-site.

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 approve 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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YIM CHAN (CHAIR)



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PETER REED



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KATIE PLAIZIER



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LARRY CLAY



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DINO LOMBARDI

DATE DECISION MAILED ON: **Tuesday, January 27, 2026**

LAST DATE OF APPEAL: **Tuesday, February 10, 2026**

CERTIFIED TRUE COPY



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Sabrina Salatino  
Manager and Deputy Secretary-Treasurer  
Committee of Adjustment, Toronto and East York District

## 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.tey@toronto.ca](mailto:coa.tey@toronto.ca) and [Sabrina.Salatino@toronto.ca](mailto:Sabrina.Salatino@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](http://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/>