

221 Donlea Drive Committee of Adjustment Application

Date: February 26, 2026

To: Chair and Committee Members, Committee of Adjustment, North York District

From: David Sit Director, Community Planning, North York District

Ward: Don Valley West

File No: A0029/26NY

Hearing Date: March 5, 2026

RECOMMENDATIONS

Planning staff recommend, that should the Committee of Adjustment approve this application, the following modifications be made to the application, as agreed upon by the applicant:

1. Modify Variance No. 3 regarding the minimum rear yard soft landscaping requirement under City of Toronto Zoning By-law No. 569-2013 from 36.78% to 47.84%.
2. Modify Variance No. 4 regarding the minimum rear yard setback for an ancillary building containing a garden suite under City of Toronto Zoning By-law No.569-2013, as amended by By-law 849-2025 from 1.5 metres to 3 metres for the first storey and 2 metres for the second storey.
3. Eliminate Variance No. 6 regarding the minimum separation distance between a garden suite and a residential building on the same lot under City of Toronto Zoning By-law No. 569-2013, as amended by By-law 849-2025.
4. Eliminate Variance No. 7 regarding the maximum height of the garden suite under City of Toronto Zoning By-law No. 569-2013, as amended by By-law 849-2025.
5. Modify Variance No. 8 regarding the maximum gross floor area of a garden suite under City of Toronto Zoning By-law No. 569-2013, as amended by By-law 849-2025, from 143.83 square metres to 128.62 square metres.
6. Eliminate Variance No. 9 regarding the lot coverage of a garden suite under City of Toronto Zoning By-law No. 569-2013, as amended by By-law 849-2025.
7. Eliminate Variance No. 10 regarding the maximum height of equipment used for functional operation under City of Toronto Zoning By-law No. 569-2013.

COMMENTS

The applicant is proposing a three-storey fourplex with a garden suite located in the rear yard. As agreed upon by the applicant, the proposed minimum rear yard setback for the garden suite has been revised to 3 metres for the first storey and 2 metres for the second storey, whereas City of Toronto Zoning By-law No. 569-2013, as amended by By-law 849-2025, requires a minimum 3 metre rear yard setback. The intent of regulating the rear yard setback is to avoid impacts on privacy and overlook, and to ensure that open space and landscaping patterns are maintained to allow on-site storm water management.

In relation to the improved rear yard setback, the applicant has revised the gross floor area (GFA) of the proposed garden suite to a maximum of 128.62 square metres, whereas City of Toronto Zoning By-law No. 569-2013, as amended by By-law 849-2025, permits a maximum GFA of 120 square metres. The intent of regulating GFA is to ensure that dwellings within a neighbourhood are relatively consistent in massing, scale and density. Additionally, as a result of the reduction in GFA and increased rear yard setback, the rear yard soft landscaping has been increased to 47.84%, whereas City of Toronto Zoning By-law No. 569-2013 requires a minimum rear yard soft landscaping of 50%. The intent of regulating the amount of rear yard soft landscaping is to allow for sufficient rear yard greenspace and also to assist with on-site storm water management.

Moreover, to comply with the Zoning By-law, the applicant has agreed to eliminate the following variances related to the garden suite:

- separation distance between the garden suite and residential building;
- maximum building height;
- lot coverage, and
- maximum height of the equipment used for the functional operation of the garden suite.

Planning staff are of the opinion that as revised, concerns regarding privacy and overlook, density, and open space and green space are improved. As such, Planning staff are of the opinion that the proposed development maintains the intent of the Official Plan and Zoning By-law, is minor in nature, and considered appropriate development for the site.

Should the Committee choose to approve the application, Staff recommend that the approval be made subject to the modifications outlined in the Recommendations section of this report.

CONTACT

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SIGNATURE



Signed by John Andreevski, Manager for
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