

Allyson Power
Director of Policy and Secretary-Treasurer
Committee of Adjustment
Development Review Division**Committee of Adjustment**
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2**Tel:** 416-392-7565
Email: coa.tey@toronto.ca

Thursday, April 9, 2026

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

File Number: A0075/26TEY
Property Address: 171 PARKSIDE DR
Legal Description: PLAN 1242 PT LOT 35
Agent: MEM ENGINEERING INC
Owner(s): NDNL LIMITED
Zoning: R (d0.6) (x290) (ZAP)
Ward: Parkdale-High Park (04)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, April 1, 2026**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing rear one-storey ancillary building (detached garage which gains access from Algonquin Avenue) by constructing a complete second storey addition (which will be cantilevered). This building will be converted into one garden suite. There will be a total of five residential dwelling units on this lot (four units occupying the main dwelling, and one unit occupying the ancillary building).

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

- 1. Chapter 150.7.50.10.(1)(A), By-law 569-2013**
A minimum of 50% (34.8 m²) of the rear yard must be maintained as soft landscaping.
In this case, 5.4% (3.75 m²) of the rear yard will be maintained as soft landscaping.
- 2. Chapter 150.7.60.20.(2)(B), By-law 569-2013**
The minimum required rear yard setback for an ancillary building containing a garden suite is 1.5 m.
The ancillary building containing one garden suite will be located 0.09 m from the rear (east) lot line (at the closest point).

3. Chapter 150.7.60.20.(5)(B), By-law 569-2013

The minimum required side yard setback for an ancillary building containing a garden suite is 1.07 m.

The ancillary building containing one garden suite will be located 0.05 m from the side (north) lot line (at the closest point).

4. Chapter 150.7.60.30.(1)(B), By-law 569-2013

An ancillary building containing a garden suite must be no less than 7.5 m from a residential building on the same lot if the height of the ancillary building is greater than 4 m.

The ancillary building containing one garden suite will be located 1.16 m from the residential building on the same lot and will have a height of 5.91 m.

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

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

The ancillary building containing one garden suite will have a height of 5.91 m and will be located 1.16 m from the residential building on the same lot.

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)



ANN CRAWFORD



DINO LOMBARDI



KATIE PLAIZIER



PETER REED

DATE DECISION MAILED ON: **Thursday, April 9, 2026**

LAST DATE OF APPEAL: **Tuesday, April 21, 2026**

CERTIFIED TRUE COPY



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 and 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.

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/>