

**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:** 416-392-0413  
**Email:** coa.tey@toronto.ca

Thursday, May 21, 2026

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

**File Number:** A0170/26TEY  
**Property Address:** 35-37 BASEBALL PL  
**Legal Description:** CON BF PT LOT 15  
**Agent:** MICHAEL MATTHYS  
**Owner(s):** 77 & 79 EDR INC 77 & 79 EDR INC  
**Zoning:** CR 2.5(c2.0; r2.0) SS2 (x32) & CR 2.0(c2.0; r0.0) SS2 (x32)  
(WAIVER)  
**Ward:** Toronto-Danforth (14)  
**Community:** Toronto  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, May 13, 2026**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit a vehicle dealership use (Downtown Automatic Group Cadillac) within the existing ground floor commercial unit of the mixed-use building.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****Chapter 900.11.10 (32)(A)(R), By-law 569-2013**

A vehicle dealership and vehicle service shop are only permitted on Parcel A. In this case, a vehicle dealership will be located on Parcel B.

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 Refused**

It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) are not minor.

**SIGNATURE PAGE**

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YIM CHAN (CHAIR)



ANN CRAWFORD



DINO LOMBARDI



DYLAN REID



LARRY CLAY

**DATE DECISION MAILED ON: Thursday, May 21, 2026**

**LAST DATE OF APPEAL: Tuesday, June 2, 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](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/>