

Allyson Power
Director of Policy and Secretary-Treasurer
Committee of Adjustment
Development Review Division

416-394-8060
coa.ey@toronto.ca

Thursday, May 28, 2026

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

File Number: A0318/25EYK
Property Address: 2 BLAKETON RD
Legal Description: PLAN 4278 N PT LOT 2
Agent: SYNTHESIS HOMES INC
Owner(s): TATJANA PEJOVIC CVIJOVIC MARKO TODOROVIC
Zoning: RD
Ward: Etobicoke Centre (02)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, May 28, 2026, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new townhouse building. A total of 8 townhouse units will be provided.

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

- 1. Section 10.20.30.20.(1)(D), By-law 608-2024**
If a lot abutting a major street has a townhouse with one or more dwelling units not fronting directly on a street, the minimum required lot frontage is 30 m
The lot frontage is 20.19 m.
- 2. Section 10.20.30.40.(1)(C), By-law 608-2024**
The maximum permitted lot coverage is 50% of the lot area (366.1 m²).
The new building will cover 53.9% of the lot area (394.34 m²).
- 3. Section 900.3.10.(21)(C), By-law 569-2013**
The maximum permitted gross floor area is 135 m² plus 25% of the lot area (318.05 m²), up to a maximum floor space index of 0.5 (366.15 m²).
The new building will have a gross floor area of 135 m² plus 168% of the lot area (1366.51m²), and a floor space index of 1.87 (1366.51 m²).

4. **Section 10.5.40.70.(1)(A), By-law 569-2013**
The minimum required front yard setback is 8.69 m.
The new building will be located 6.34 m from the front lot line.
5. **Section 10.20.40.70.(7)(C)(ii), By-law 608-2024**
The minimum required side yard setback is 7.5 m.
The new building will be located 0.91 m from the west side lot line, and 1.14 m from the east side lot line.
6. **Section 10.20.40.20.(4)(A), By-law 608-2024**
The maximum permitted building length is 19 m.
The new building will have a length of 20.73 m.
7. **Section 10.20.40.1.(4)(A), By-law 608-2024**
The minimum required dwelling unit width is 5 m.
The proposed dwelling units will have a width of 4.01 m.
8. **Section 10.5.40.50.(2), By-law 569-2013**
Platforms must comply with the minimum building setbacks for the zone. The minimum required front yard setback is 8.69 m. The minimum required rear yard setback is 9.15 m.
The proposed fourth storey platforms will be located 5.93 m from the front lot line, and 8.74 m from the rear lot line.
9. **Section 10.20.40.80.(1)(C), By-law 608-2024**
The minimum distance between main walls of the same townhouse or apartment building is 11 m, if each main wall has an opening to a dwelling unit.
A separation distance of 6 m will be provided (vehicle parking level).

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) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Stan Kumorek (signed)



Donald Taylor (signed)



Natalija Popovic (signed)



Sophia Ruddock (signed)

DATE DECISION MAILED ON: Friday, June 5, 2026

LAST DATE OF APPEAL: Wednesday, June 17, 2026

CERTIFIED TRUE COPY

Barbara Bartosik

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.ey@toronto.ca and Barbara.Bartosik@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/>