

## 2 Blaketon Road Committee of Adjustment Application

**Date:** January 16, 2026

**To:** Chair and Committee Members, Committee of Adjustment, Etobicoke York District

**From:** Director, Community Planning, Etobicoke York District

**Ward:** 2 (Etobicoke Centre)

**File No.:** A0318/25EYK

**Hearing Date:** January 29, 2026

### RECOMMENDATIONS

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Community Planning staff recommend that this report be received by the Committee of Adjustment for information.

### APPLICATION

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To construct a new townhouse building. A total of eight townhouse units would be provided.

### CONTEXT

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The site fronts Burnhamthorpe Road and is located on the south side of Burnhamthorpe Road, east of The East Mall. It is designated *Neighbourhoods* on Map 14 of the Official Plan and is zoned Residential Detached (RD), with exception 21, under Zoning By-law 569-2013. Burnhamthorpe Road is identified as a Major Street in the Official Plan.

On May 22 and 23, 2024, City Council adopted Official Plan Amendment (OPA) 727 and Zoning By-law Amendment (ZBA) 608-2024 with respect to low-rise residential intensification on Major Streets as shown on Map 3 of the Official Plan. On September 11, 2025, the Ontario Land Tribunal (OLT) issued a Final Order to the appeal of the Major Streets OPA and ZBA. These are now in full force and effect. OPA 727 permits townhouses and six-storey apartments of up to 60 units in *Neighbourhoods* located on Major Streets. Policy 4.1.12 of OPA 727 states that development proposing intensification beyond the prevailing building type and lot patterns of the geographic neighbourhood will:

- a. be encouraged to include a diverse mix of housing types and sizes to increase housing options in *Neighbourhoods*, including larger family-sized units;
- c. have setbacks that are generally contextually appropriate, unless the established development pattern along the major street is predominantly reversed lot frontages, in which case the front yard setback along the major street will be determined in accordance with Policy 13;

- e. provide adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate separation distance between building walls, through appropriate balcony and terrace locations in relation to abutting properties, and by using landscaping, planting and fencing to enhance privacy where needed;
- g. provide safe, accessible pedestrian walkways from public street(s); and,
- h. consolidate and minimize driveways on major streets and use other streets or laneways for access where possible.

## COMMENTS

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Community Planning staff have reviewed the Minor Variance application and supporting materials. The character of the neighbourhood varies, particularly between Burnhamthorpe Road and The East Mall (Major Streets) and the interior residential areas. The interior neighbourhood is made up primarily of one- to two-storey single-detached dwellings, whereas the exterior neighbourhood includes two- to four-storey townhouses, low- to high-rise residential buildings, and low- to high-rise commercial buildings.

The planned context for the area permits a variety of built forms and lot patterns through City Council adopted policy and zoning changes from the City's Expanding Housing Options in Neighbourhoods (EHON) studies, inclusive of Major Streets (townhouses and six-storey apartments up to 60 units), houseplexes (up to four units), and garden suites.

Part of the immediate neighbourhood context, on the north side of Burnhamthorpe Road, approximately 50 metres from 2 Blaketon Road, includes an OLT approved ZBA application (Case No. OLT-24-000170), via settlement with the City, to permit the redevelopment of 417 and 419 Burnhamthorpe Road with 18 back-to-back townhouses with a height of 12 metres, a maximum 3,587 square metres of residential Gross Floor Area (GFA) for a total density of 1.5 times the area of the lot, a minimum dwelling width of 4.9 metres, and 20 vehicular parking spaces (18 residential and two visitor).

While the application seeks relief from Zoning By-law 569-2013 for front yard setback, GFA, lot coverage, dwelling unit width, building length, side yard setback, and the minimum wall separation distance to the same building, Community Planning staff are of the opinion the application is consistent with the intent of the policies set out in OPA 727. In particular, the application provides a diverse mix of housing types and sizes to increase housing options in *Neighbourhoods*, provides setbacks that are generally contextually appropriate, provides sufficient soft landscaping for tree planting and stormwater retention, provides safe and accessible pedestrian walkways from public streets, and minimizes driveways on major streets and use other streets for access where possible.

Furthermore, the variance for GFA and the minimum wall separation distance to the same building are considered technical in nature. The variance for GFA is triggered because of the application not complying with all regulations set out in the RD Zone under Zoning By-law 569-2013 and the regulations set out in Zoning By-law 608-2024.

Should the application have complied with all the regulations in the RD Zone and ZBA 608-2024, this variance would not have been required. The variance for the minimum wall separation distance to the same building is requested by the design choice to locate the parking entrance centrally within the development. The building is connected from the second storey upward and does not present to the street as having a disconnected main wall. Staff have no concern with the requested variance.

Community Planning staff recommend that this report be received by the Committee of Adjustment for information.

## **CONTACT**

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## **SIGNATURE**

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