

**Date:** January 21, 2026

**To:** Barbara Bartosik, Manager and Deputy Secretary-Treasurer  
Committee of Adjustment, Etobicoke York Panel  
**ATTENTION: Adam Borsella**

**From:** Luigi Nicolucci, Manager, Area 2 Transportation Review

**Subject: COMMITTEE OF ADJUSTMENT FILE NO. A0318/25EYK (Revised)  
TATJANA PEJOVIC CVIJOVIC AND MARKO TODOROVIC (OWNERS)  
SYNTHESIS HOMES INC (AGENT)**

**2 BLAKETON ROAD  
WARD 2 (Etobicoke Centre)**

**HEARING DATE: January 29, 2026**

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Transportation Review assessed the above-noted minor variance application from a traffic planning perspective and has the following comments.

The subject site is in the City of Etobicoke, within Ward 2 (Etobicoke Centre). The subject site is located on the south side of Burnhamthorpe Road, west of Blaketon Road.

The site is currently occupied by a 1 storey brick building. The applicant is proposing to construct a new townhouse building. A total of 8 townhouse units will be provided. This is revised submission of original report that was prepared on September 16, 2025, for September 25, 2025, hearing date.

We provide our comments based on a review of the following submission materials:

1. Draft-R-Plan, dated October 6, 2025, by Mandarin Surveyors Limited; and
2. Site Plan (A101), dated October 26, 2025, by Synthesis Homes; and
3. Ground Floor Plan (A213), dated October 26, 2025, by Synthesis Homes; and
4. Zoning Notice, dated October 31, 2025 (TORONTO BUILDING).

The following materials were submitted and reviewed for previous report:

1. Survey Plan, dated July 20, 2022, by Mandarin Surveyors Limited; and
2. Site Plan (A101), dated April 09, 2025, by Synthesis Homes; and
3. Ground Floor Plan (A213), dated April 09, 2025, by Synthesis Homes; and
4. Zoning Notice, dated August 25, 2025 (TORONTO BUILDING).

The applicant proposes the following transportation-related variances:

**Variance No. 3**

**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.

As outlined in City of Toronto Zoning By-law 569-2013, a minimum required front yard setback is 8.69m. However, the site plan proposes 6.34m setback from front lot line. Despite this reduction, the proposed townhouse has a garage that provide sufficient space for vehicle to be parked on private property. Therefore, Transportation Review has no concerns with the proposed setbacks.

The Land & Property Surveys unit of the Engineering & Construction Services Division has advised that "A 0.40m widening is required along the Burnhamthorpe Road frontage of this property to satisfy the requirement of 27m wide right-of-way. Burnhamthorpe Road has an approximate width of 26.21m." The required widening has been provided on the site plan and Draft-R-Plan reflecting the widening has been submitted by an applicant's agent. Therefore, Transportation Review has no concerns with the proposed setbacks.

As per our previous comments, the following notations were requested to be added on the Site Plan:

- i. All portions of the existing driveway and curb cut that are no longer required must be closed and restored in accordance with applicable City standards to the satisfaction of the Transportation Review Division, and at no cost to the City of Toronto; and
- ii. The reconstructed driveway and curb cut within the 2 Blaketon Road frontage of the site must be built to City standards, and at no cost to the municipality; and
- iii. The owner must obtain approval from Parks, Forestry & Recreation Division for any tree protection requirements or permits for removals of privately owned trees; and
- iv. The owner must obtain all required permits from the Permits and Enforcement unit of Transportation Services prior to commencing construction, which may include but not be limited to, payment of a Municipal Road Damage Deposit. The owner must contact the Permits and Enforcement unit of Transportation Services in order to obtain the exact particulars of all required permits; and
- v. All work within the 2 Blaketon Road public right-of-way, including the relocation of (if) any utilities poles, must be done to the satisfaction of the Transportation Review Division, and at no cost to, the City of Toronto.

The revised site plan shows the above-mentioned (i to v) notation on drawing no. A 101. This is acceptable.

## CONCLUSIONS

Given the above, Transportation Review recommends that the Committee approve the Minor Variance Application No. A0318/25EYK, provided the following numbered conditions are met:

1. Prepare all documents and convey to the City, for nominal consideration, a 0.40 metre wide strip of land to the full extent of the site abutting the Burnhamthorpe Road frontage, such lands to be free and clear of all physical & title encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as the said lands have been dedicated for public highway widening purposes, all to the satisfaction of the Director, Engineering Review, Development Review and the City Solicitor.
2. The owner shall submit a Draft R-Plan to the Director, Engineering Review, Development Review, for review and approval, prior to depositing it in the Land Registry Office. The Draft R-Plan shall:
  - a. Be drawn in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection);
  - b. Delineate by separate PARTS the lands required any appurtenant rights-of-way and easements; and,
  - c. Show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
3. The owner is financially responsible for all costs associated with preparing and registering the approved Draft R-Plan.



for  
Luigi Nicolucci  
Manager, Transportation Review  
Development and Growth Services  
Etobicoke-York and North York

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