

340 St Clements Avenue Committee of Adjustment Application

Date: July 6, 2026

To: Chair and Committee Members of the Committee of Adjustment, North York District

From: David Sit, Director, Community Planning, North York District

Ward: Eglinton-Lawrence

File No: A0208/26NY

Hearing Date: July 9, 2026

RECOMMENDATIONS

Community Planning Staff recommends the Committee of Adjustment defer this application.

COMMENTS

The application proposes to construct a new six-storey apartment building with 54 units.

The subject site is located north of Eglinton Avenue West on the northeast corner of Avenue Road and St Clements Avenue. The site is designated *Neighbourhoods* in the Official Plan and zoned Residential (R) within City-wide By-law 569-2013. The site is located along a Major Street as identified on Map 3 in the Toronto Official Plan.

On September 11, 2025, the Ontario Land Tribunal (OLT) issued a decision resolving the appeal of Official Plan Amendment 727 and Zoning By-law 1061- 2025, permitting townhouses, up to four storeys, and apartments, up to six storeys and 60 units, along Major Streets within *Neighbourhoods*. Avenue Road is a Major Street.

Community Planning Staff seeks further discussions with the applicant to improve the proposed built form and requests that the Committee of Adjustment defer this application until the next scheduled meeting.

CONTACT

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SIGNATURE

A handwritten signature in blue ink, appearing to read 'David Sit', is positioned above a horizontal line.

David Sit, MCIP, RPP, Director of Community Planning,
North York District