

Thursday, July 9, 2026

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

File Number: A0208/26NY
Property Address: 340 ST CLEMENTS AVE
Legal Description: PLAN M25 PT LOT 110
Agent: TARA AKBARI-MOHAJER
Owner(s): AVENUE-ST CLEMENTS HOLDINGS INC
Zoning: R (f15.0; d0.6) (x91)[ZAP]
Ward: Eglinton-Lawrence (08)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, July 9, 2026, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a six-storey apartment building, containing 54 dwelling units.

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

- 1. Chapter 10.10.40.20(1)(B), By-law No. 569-2013**
The maximum permitted building length for an apartment on a lot abutting a major street is 25 m.
The proposed building length is 38.34 m.
- 2. Chapter 10.10.40.70 (5)(A)(ii), By-law No. 569-2013**
The minimum required front yard setback is 6 m.
The proposed front yard setback is 2 m, with a minimum setback of 0.3 m at the southwest corner.
- 3. Chapter 10.10.40.70 (5)(B), By-law No. 569-2013**
The minimum required rear yard setback is 7.5 m.
The proposed rear yard setback is 0 m.

4. **Chapter 10.10.40.70 (5)(D)(iii), By-law No. 569-2013**
The minimum required side yard setback is 7.5 m on the east side where the portion of the main wall exceeds a building length of 25 m.
The proposed east side yard setback is 3.5 m.
5. **Chapter 10.10.40.70 (5)(D)(iv), By-law No. 569-2013**
The minimum required side yard setback is 3 m on the west side where the side lot line is abutting a street.
The proposed west side yard setback is 1.34 m.
6. **Chapter 10.5.50.10 (4)(C), By-law No. 569-2013**
The minimum required landscaping area for an apartment building containing 54 dwelling units on a lot abutting a major street is 30% of the lot area.
The proposed landscaping area is 26.3% of the lot area.
7. **Chapter 200.5.1 (3)(A), By-law No. 569-2013**
A drive aisle providing access to parking spaces must have a minimum width of 6m.
The proposed drive aisle width is 4.29 m.
8. **Chapter 200.5.1.10 (2)(A) (iv), By-law No. 569-2013**
The minimum width of a parking space must be increased by 0.3 m for each side of the parking space that is obstructed.
A parking space has not provided the required 0.3 m where it is obstructed by a 1-metre column.
9. **Chapter 200.5.10.1(1), By-law No. 569-2013**
The minimum required number of visitor parking spaces for 54 dwelling units is 4 parking spaces.
The proposed number of visitor parking spaces is 2.
10. **Chapter 220.5.10.1 (2), By-law No. 569-2013**
The minimum required loading space for a building with 54 dwelling units is one Type G loading space.
No loading space will be provided.
11. **Chapter 230.5.1.10 (14), By-law No. 569-2013**
Access aisles serving stacked bicycle parking spaces and oversized parking spaces must have a minimum width of 2.5 m.
The proposed bicycle parking aisle width is 1.5m.

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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M. Cassin

MARIANNE CASSIN (CHAIR)



SHAHIN FAZELI

Carl Knipfel

CARL KNIPFEL



NADINI SANKAR

DATE DECISION MAILED ON: Thursday, July 16, 2026

LAST DATE OF APPEAL: Wednesday, July 29, 2026

CERTIFIED TRUE COPY

Sai-Man Lam

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.ny@toronto.ca and sai-man.lam@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/>