



**Barbara Bartosik**  
 Manager and Deputy Secretary-Treasurer

**Michael Mizzi**  
 Director, Zoning and Secretary-Treasurer  
 Committee of Adjustment  
 City Planning Division

Committee of Adjustment  
 Etobicoke York  
 Etobicoke Civic Centre  
 2 Civic Centre Court  
 Toronto, Ontario M9C 5A3

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

**COMMITTEE OF ADJUSTMENT  
 ETOBICOKE YORK PANEL**

**Hearing Date:** Thursday, January 16, 2020  
**Time:** 10:00 a.m., 1:00 p.m. and 3:00 p.m.  
**Location:** Etobicoke Council Chamber – 399 The West Mall, Etobicoke Civic Centre

**OPENING REMARKS:**

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Request to Defer Files**

**FILES TO BE CLOSED:**

- **None**

**FILES TO BE HEARD AT 10:00 AM, OR SHORTLY THEREAFTER:**

| Item | File Number | Property           | Community (Ward)              |
|------|-------------|--------------------|-------------------------------|
| 1    | A0499/19EYK | 71 JAMES ST        | ETOICOKE-LAKESHORE (03)       |
| 2    | A0566/19EYK | 2A TWENTY FIFTH ST | ETOICOKE-LAKESHORE (03)       |
| 3    | A0571/19EYK | 35 HEATHERGLEN RD  | ETOICOKE-NORTH (01)           |
| 4    | A0573/19EYK | 66 NORTH PARK DR   | YORK SOUTH-WESTON (05)        |
| 5    | A0574/19EYK | 154 LOMAR DR       | HUMBER RIVER-BLACK CREEK (07) |

| <b>Item</b> | <b>File Number</b> | <b>Property</b>      | <b>Community (Ward)</b>       |
|-------------|--------------------|----------------------|-------------------------------|
| 6           | A0581/19EYK        | 17 APTED AVE         | HUMBER RIVER-BLACK CREEK (07) |
| 7           | A0582/19EYK        | 407 REXDALE BLVD     | ETOICOKE-NORTH (01)           |
| 8           | A0583/19EYK        | 639 BURNHAMTHORPE RD | ETOBICOKE CENTRE (02)         |
| 9           | A0584/19EYK        | 136 VEROBEACH BLVD   | HUMBER RIVER-BLACK CREEK (07) |
| 10          | A0586/19EYK        | 97 FLAMBOROUGH DR    | YORK SOUTH-WESTON (05)        |
| 11          | A0588/19EYK        | 172 EILEEN AVE       | YORK SOUTH-WESTON (05)        |
| 12          | A0589/19EYK        | 87 DUNRAVEN DR       | YORK SOUTH-WESTON (05)        |
| 13          | A0590/19EYK        | 104 PRINCE GEORGE DR | ETOBICOKE CENTRE (02)         |
| 14          | A0591/19EYK        | 50 NORSEMAN ST       | ETOICOKE-LAKESHORE (03)       |
| 15          | A0594/19EYK        | 67 NORSEMAN ST       | ETOICOKE-LAKESHORE (03)       |
| 16          | A0596/19EYK        | 53 BOYD AVE          | YORK SOUTH-WESTON (05)        |
| 17          | A0597/19EYK        | 2 POWBURN PL         | ETOBICOKE CENTRE (02)         |

| <b>Item</b> | <b>File Number</b> | <b>Property</b>     | <b>Community (Ward)</b>    |
|-------------|--------------------|---------------------|----------------------------|
| 18          | A0599/19EYK        | 83 GUTHRIE AVE      | ETOICOKE-LAKESHORE<br>(03) |
| 19          | A0601/19EYK        | 18 NORTH DR         | ETOBICOKE CENTRE<br>(02)   |
| 20          | A0602/19EYK        | 93 LAKE CRES        | ETOICOKE-LAKESHORE<br>(03) |
| 21          | A0603/19EYK        | 84 BOTFIELD AVE     | ETOBICOKE CENTRE<br>(02)   |
| 22          | A0606/19EYK        | 14 THIRTYSEVENTH ST | ETOICOKE-LAKESHORE<br>(03) |
| 23          | A0608/19EYK        | 10 ATHLONE DR       | ETOICOKE-LAKESHORE<br>(03) |
| 24          | A0625/19EYK        | 45 CHARLESTON RD    | ETOBICOKE CENTRE<br>(02)   |

**FILES TO BE HEARD AT 1:00 PM, OR SHORTLY THEREAFTER:**

| <b>Item</b> | <b>File Number</b> | <b>Property</b>  | <b>Community (Ward)</b>    |
|-------------|--------------------|------------------|----------------------------|
| 25          | A0532/19EYK        | 29 TWENTIETH ST  | ETOICOKE-LAKESHORE<br>(03) |
| 26          | A0585/19EYK        | 100 STRUTHERS ST | ETOICOKE-LAKESHORE<br>(03) |
| 27          | A0587/19EYK        | 183 MELROSE ST   | ETOICOKE-LAKESHORE<br>(03) |

| Item | File Number | Property                                      | Community (Ward)       |
|------|-------------|---|------------------------|
| 28   | A0607/19EYK | 50 CASTLETON AVE                              | YORK SOUTH-WESTON (05) |
| 29A  | B0054/19EYK | 155 SHAVER AVE N                              | ETOBICOKE CENTRE (02)  |
| 29B  | A0544/19EYK | 155 SHAVER AVE N<br>- PART 1                  | ETOBICOKE CENTRE (02)  |
| 29C  | A0492/19EYK | 155 SHAVER AVE N<br>- PART 2                  | ETOBICOKE CENTRE (02)  |
| 30   | B0055/19EYK | 70 DIXFIELD DR                                | ETOBICOKE CENTRE (02)  |
| 31A  | B0062/19EYK | 259, 270 THE KINGSWAY &<br>1144 ROYAL YORK RD | ETOBICOKE CENTRE (02)  |
| 31B  | A0505/19EYK | 259, 270 THE KINGSWAY &<br>1144 ROYAL YORK RD | ETOBICOKE CENTRE (02)  |

**DEFERRED APPLICATIONS:**

| Item | File Number  | Property          | Community (Ward)              |
|------|--|-------------------|-------------------------------|
| 32   | A0861/18EYK<br><b>DEFERRED</b><br>from JAN 24,<br>2019 | 2 HIGH MEADOW PL  | HUMBER RIVER-BLACK CREEK (07) |
| 33   | A0366/19EYK<br><b>DEFERRED</b><br>from AUG 15,<br>2019 | 33 KING GEORGE RD | YORK SOUTH-WESTON (05)        |

| Item | File Number   | Property           | Community (Ward)           |
|------|---|--------------------|----------------------------|
| 34   | A0394/19EYK<br><b>DEFERRED</b><br>from SEPT 26,<br>2019 | 139 MULOCK AVE     | YORK SOUTH-WESTON<br>(05)  |
| 35   | A0450/19EYK<br><b>DEFERRED</b><br>from OCT 24,<br>2019  | 1199 WESTON RD     | YORK SOUTH-WESTON<br>(05)  |
| 36   | A0519/19EYK<br><b>DEFERRED</b><br>from NOV 7,<br>2019   | 48 ROSEMEADE AVE   | ETOICOKE-LAKESHORE<br>(03) |
| 37   | A0522/19EYK<br><b>DEFERRED</b><br>from NOV 21,<br>2019  | 88 BURROWS AVE     | ETOBICOKE CENTRE<br>(02)   |
| 38   | A0547/19EYK<br><b>DEFERRED</b><br>from DEC 5,<br>2019   | 163 ROYALAVON CRES | ETOICOKE-LAKESHORE<br>(03) |
| 39   | A0555/19EYK<br><b>DEFERRED</b><br>from DEC 5,<br>2019   | 5 WADSWORTH BLVD   | YORK SOUTH-WESTON<br>(05)  |
| 40   | A0558/19EYK<br><b>DEFERRED</b><br>from DEC 5,<br>2019   | 1619 WESTON RD     | YORK SOUTH-WESTON<br>(05)  |

**FILES TO BE HEARD AT 3:00 PM, OR SHORTLY THEREAFTER:**

| Item | File Number | Property     | Community (Ward)          |
|------|-------------|--------------|---------------------------|
| 41   | A0609/19EYK | 3 CYPRESS ST | YORK SOUTH-WESTON<br>(05) |

| Item | File Number | Property           | Community (Ward)        |
|------|-------------|--------------------|-------------------------|
| 42   | A0610/19EYK | 759 OXFORD ST      | ETOICOKE-LAKESHORE (03) |
| 43   | A0616/19EYK | 8 CASTLETON AVE    | YORK SOUTH-WESTON (05)  |
| 44   | A0617/19EYK | 8 LARSTONE AVE     | ETOICOKE-LAKESHORE (03) |
| 45   | A0618/19EYK | 57 CHARLESTON RD   | ETOBICOKE CENTRE (02)   |
| 46   | A0619/19EYK | 24 HILLDOWNTREE RD | ETOBICOKE CENTRE (02)   |
| 47   | A0622/19EYK | 94 FORTY FIRST ST  | ETOICOKE-LAKESHORE (03) |
| 48   | A0623/19EYK | 43 THIRTEENTH ST   | ETOICOKE-LAKESHORE (03) |
| 49   | A0624/19EYK | 82 ROXALINE ST     | ETOBICOKE CENTRE (02)   |

**DEFERRED APPLICATIONS:**

| Item | File Number   | Property          | Community (Ward)        |
|------|---|-------------------|-------------------------|
| 50   | A0419/19EYK<br><b>DEFERRED</b><br>from SEPT 26,<br>2019 | 102 LAKE SHORE DR | ETOICOKE-LAKESHORE (03) |
| 51   | A0481/19EYK<br><b>DEFERRED</b><br>from NOV 7,<br>2019   | 83 GREAT OAK DR   | ETOBICOKE CENTRE (02)   |

| Item | File Number   | Property                        | Community (Ward)            |
|------|---|---------------------------------|-----------------------------|
| 52A  | B0011/19EYK<br><b>DEFERRED</b><br>from JULY 18,<br>2019 | 30 DURBAN ROAD – PARTS<br>1 & 2 | ETOICOKE-LAKESHORE<br>(03)  |
| 52B  | B0012/19EYK<br><b>DEFERRED</b><br>from JULY 18,<br>2019 | 28 DURBAN ROAD – PARTS<br>3 & 4 | ETOICOKE-LAKESHORE<br>(03)  |
| 52C  | A0158/19EYK<br><b>DEFERRED</b><br>from JULY 18,<br>2019 | 30 DURBAN ROAD<br>– PART 1      | ETOICOKE-LAKESHORE<br>(03)  |
| 52D  | A0159/19EYK<br><b>DEFERRED</b><br>from JULY 18,<br>2019 | 28 DURBAN ROAD<br>– PARTS 2 & 3 | ETOICOKE-LAKESHORE<br>(03)  |
| 52E  | A0160/19EYK<br><b>DEFERRED</b><br>from JULY 18,<br>2019 | 26 DURBAN ROAD<br>– PART 4      | ETOICOKE-LAKESHORE<br>(03)  |
| 53A  | B0029/18EYK<br><b>DEFERRED</b><br>from FEB 7,<br>2019   | 36 GOOCH AVE                    | PARKDALE- HIGH PARK<br>(04) |
| 53B  | A0245/18EYK<br><b>DEFERRED</b><br>from FEB 7,<br>2019   | 36 GOOCH AVE<br>– PARTS 1 & 2   | PARKDALE- HIGH PARK<br>(04) |
| 53C  | A0246/18EYK<br><b>DEFERRED</b><br>from FEB 7,<br>2019   | 36 GOOCH AVE<br>– PARTS 3 & 4   | PARKDALE- HIGH PARK<br>(04) |

## DELEGATED APPLICATIONS:

| Item | File Number  | Property     | Community (Ward)          |
|------|--|--------------|---------------------------|
| 54   | B0051/19EYK<br><b>DEFERRED</b><br>from DEC 12,<br>2019 | 23 GEORGE ST | YORK SOUTH-WESTON<br>(05) |
| 55   | B0052/19EYK<br><b>DEFERRED</b><br>from DEC 12,<br>2019 | 45 GEORGE ST | YORK SOUTH-WESTON<br>(05) |

### OMB / LPAT Appeals:

*None*

### TLAB Appeals:

*36 Clissold Rd (Part 1) - A0485/19EYK*

*36 Clissold Rd (Part 2) - A0484/19EYK*

### OMB / LPAT Orders:

#### TLAB Orders:

*39 Humbervale Blvd – A0187/19EYK*

- The Appeal is allowed, in part and the Decision of the COA dated August 9, 2019, Variances Authorized but are varied from original C of A Decision, subject to conditions.

*37 Ann Arbour Road – A0313/19EYK*

- Appeal dismissed. Original C of A Decision dated, July 18, 2019, is final and binding and Toronto Local Appeal Body file be closed.

*62 Cavell Ave – B0061/18EYK, A0544/18EYK, A0545/18EYK*

- The Appeal is allowed, and the decision of the C of A dated April 17, 2019, is set aside. The consent to sever the property into two undersized residential lots, is approved, subject to conditions, Minor Variances approved, subject to conditions

*11 Stanley Ave – B0100/17EYK, A0988/17EYK, A0988/17EYK*

- The Request for Review is dismissed; the Decision is confirmed.

*15 Stanley Ave – B0096/17EYK, A0910/17EYK, A0911/17EYK*

- The Request for Review is dismissed; the Decision of the TLAB dated September 14, 2018 is confirmed (appeal is allowed, the application for consent to sever is refused and the decision of the Committee of Adjustment is set aside.)



*135 John Street – B0093/17EYK, A0899, A0900*

- *The appeal is dismissed, and the consent and variances denied.*

*160 Thirtieth Street – A0316/19EYK*

- *Appeal is allowed, and the Decision of the Committee of Adjustment is set aside. Minor Variances approved, subject to conditions.*

**Other:**

*30 Rosemount Ave – A0447/19EYK – Appeal Withdrawn*