

**Caroline Samuel**  
Acting 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**Tel:** 416-394-8060  
**Email:** [coa.ey@toronto.ca](mailto:coa.ey@toronto.ca)

## Committee of Adjustment Agenda Etobicoke York Panel

**Hearing Date:** January 23, 2025**Time:** 9:30 am, 1:00 pm & 3:00 pm**Location:** Virtual Hearing / Council Chambers, Etobicoke Civic Centre, 399 West Mall,  
M9C 5A3

### 1. Opening Remarks

- Declarations of Interest
- Confirmation of Minutes from Previous Hearing
- Closed and Deferred Files

### 2. Deputation Items

The following applications will be heard at 9:30 a.m. or shortly thereafter:

Item	File Number	Address	Ward (Number)
1.	A0268/24EYK	<a href="#">723 FENMAR DR</a>	Humber River-Black Creek (7)
2.	A0311/24EYK	<a href="#">17 ARTECH CRT</a>	Humber River-Black Creek (7)
3.	A0343/24EYK	<a href="#">4917 DUNDAS ST W</a>	Etobicoke Lakeshore (3)
4.	A0357/24EYK	<a href="#">37 GROVETREE RD</a>	Etobicoke North (1)
5.	A0419/24EYK	<a href="#">23 BURNHAMTHORP E PARK BLVD</a>	Etobicoke Lakeshore (3)

<b>Item</b>	<b>File Number</b>	<b>Address</b>	<b>Ward (Number)</b>
6.	A0421/24EYK	<a href="#"><u>237 GRENVIEW BLVD S</u></a>	Etobicoke Lakeshore (3)
7.	A0438/24EYK	<a href="#"><u>39 STRUTHERS ST</u></a>	Etobicoke Lakeshore (3)
8.	A0439/24EYK	<a href="#"><u>26 HUMHELLER RD</u></a>	Etobicoke North (1)
9.	A0440/24EYK	<a href="#"><u>6 ROCKINGHAM DR</u></a>	Etobicoke Centre (2)
10.	A0441/24EYK	<a href="#"><u>47 BELLMAN AVE</u></a>	Etobicoke Lakeshore (3)
11.	A0447/24EYK	<a href="#"><u>96 WALLASEY AVE</u></a>	Humber River-Black Creek (7)
12.	A0448/24EYK	<a href="#"><u>115 LOTHIAN AVE</u></a>	Etobicoke Lakeshore (3)
13.	A0449/24EYK	<a href="#"><u>60 ATHOL AVE</u></a>	Etobicoke Lakeshore (3)
14.	A0451/24EYK	<a href="#"><u>100 GLENADEN AVE E</u></a>	Etobicoke Lakeshore (3)
15.	A0452/24EYK	<a href="#"><u>53 BYWOOD DR</u></a>	Etobicoke Centre (2)
16.	A0454/24EYK	<a href="#"><u>54 A CANNON RD</u></a>	Etobicoke Lakeshore (3)
17.	A0457/24EYK	<a href="#"><u>104 LANGDEN AVE</u></a>	York South-Weston (5)
18.	A0458/24EYK	<a href="#"><u>4000 EGLINTON AVE W</u></a>	Etobicoke Centre (2)
19.	A0459/24EYK	<a href="#"><u>43 SPRINGBROOK GDNS</u></a>	Etobicoke Lakeshore (3)

**The following applications will be heard at 1:00 p.m. or shortly thereafter:**

<b>Item</b>	<b>File Number</b>	<b>Address</b>	<b>Ward (Number)</b>
20.	A0291/24EYK	<a href="#"><u>14 COLLEGE ST</u></a>	Etobicoke North (1)

<b>Item</b>	<b>File Number</b>	<b>Address</b>	<b>Ward (Number)</b>
21.	A0400/24EYK	<a href="#"><u>1936 LAWRENCE AVE W</u></a>	York South-Weston (5)
22.	A0442/24EYK	<a href="#"><u>17 HEDGES BLVD</u></a>	Etobicoke Centre (2)
23.	A0450/24EYK	<a href="#"><u>106 BOTFIELD AVE</u></a>	Etobicoke Centre (2)
24.	A0453/24EYK	<a href="#"><u>38 DIXINGTON CRES</u></a>	Etobicoke Centre (2)
25.	A0460/24EYK	<a href="#"><u>25 BEECHWOOD AVE</u></a>	York South-Weston (5)
26.	A0463/24EYK	<a href="#"><u>8 PARK LANE</u></a>	Etobicoke Lakeshore (3)
27.	A0465/24EYK	<a href="#"><u>134 LOTHIAN AVE</u></a>	Etobicoke Lakeshore (3)
28.	A0466/24EYK	<a href="#"><u>16 BRAYWIN DRIVE</u></a>	Etobicoke North (1)
29.	A0470/24EYK	<a href="#"><u>580 THE QUEENSWAY</u></a>	Etobicoke Lakeshore (3)
30A.	B0050/23EYK	<a href="#"><u>405 THE KINGSWAY</u></a>	Etobicoke Centre (2)
30B.	B0006/24EYK	<a href="#"><u>1 EDENBRIDGE DR</u></a>	Etobicoke Centre (2)
30C.	A0458/23EYK	<a href="#"><u>405 THE KINGSWAY – PART 1</u></a>	Etobicoke Centre (2)
30D.	A0459/23EYK	<a href="#"><u>405 THE KINGSWAY &amp; 1 EDENBRIDGE DR – PART 2 &amp; 3</u></a>	Etobicoke Centre (2)
30E.	A0460/23EYK	<a href="#"><u>1 EDENBRIDGE DR – PART 4 &amp; 5</u></a>	Etobicoke Centre (2)
31A.	B0027/24EYK	<a href="#"><u>77 THIRTY SEVENTH ST</u></a>	Etobicoke Lakeshore (3)

Item	File Number	Address	Ward (Number)
31B.	A0308/24EYK	<a href="#">77 THIRTY SEVENTH ST – PART 1</a>	Etobicoke Lakeshore (3)
31C.	A0318/24EYK	<a href="#">77 THIRTY SEVENTH ST – PART 2</a>	Etobicoke Lakeshore (3)
32A.	B0031/24EYK	<a href="#">48 SIXTEENTH ST</a>	Etobicoke Lakeshore (3)
32B.	A0336/24EYK	<a href="#">48 SIXTEENTH ST – PART 1</a>	Etobicoke Lakeshore (3)
32C.	A0337/24EYK	<a href="#">48 SIXTEENTH ST – PART 2</a>	Etobicoke Lakeshore (3)
33A.	B0040/24EYK	<a href="#">360 MELROSE ST</a>	Etobicoke Lakeshore (3)
33B.	A0381/24EYK	<a href="#">360 MELROSE ST – PART 1</a>	Etobicoke Lakeshore (3)
33C.	A0382/24EYK	<a href="#">360 MELROSE ST – PART 2</a>	Etobicoke Lakeshore (3)
34.	A0390/24EYK DEFERRED from Nov 7, 2024	<a href="#">28 BLAIR ATHOL CRES</a>	Etobicoke Centre (2)
35.	A0413/24EYK DEFERRED from Nov 21, 2024	<a href="#">36 WESTLEIGH CRES</a>	Etobicoke Lakeshore (3)

The following applications will be heard at 3:00 p.m. or shortly thereafter:

Item	File Number	Address	Ward (Number)
36.	A0444/24EYK	<a href="#">3425 LAKE SHORE BLVD W</a>	Etobicoke Lakeshore (3)
37.	A0464/24EYK	<a href="#">17 LELAND AVE</a>	Etobicoke Lakeshore (3)
38.	A0474/24EYK	<a href="#">28 VALIANT RD</a>	Etobicoke Lakeshore (3)

Item	File Number	Address	Ward (Number)
39.	A0478/24EYK	<a href="#">5134-5138 DUNDAS ST W</a>	Etobicoke Lakeshore (3)

### 3. Other Business

#### TLAB Appeals:

2 Riverstone Dr – A0184/24EYK  
*Refused by Committee, Appealed by Owner.*

#### OLT Appeals:

None

#### TLAB Orders:

19 Branch Ave – A0288/23EYK  
*Originally Approved by Committee, Appealed by the City of Toronto Legal Services.  
 TLAB is amending their decision to modify Condition 3 of the original approval.*

1090 Kipling Ave – A0157/24EYK, A0158/24EYK  
*Originally Refused by Committee, Appealed by Owner. Appeal is dismissed and the  
 decision of the Committee is confirmed.*

#### OLT Orders:

None

#### Other:

None



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

**Caroline Samuel**  
Acting Director, Zoning and Secretary-  
Treasurer Committee of Adjustment  
City Planning Division

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## Committee of Adjustment Delegated Agenda

The following applications will be considered by the Deputy Secretary-Treasurer on January 23, 2025:

Item	File Number	Address	Ward (Number)
40.	B0029/24EYK	<a href="#">351-365 ROYAL YORK RD</a>	Etobicoke Lakeshore (3)