

**Kyle Knoeck**  
Director, Zoning and Secretary-Treasurer  
Committee of Adjustment  
City Planning Division**Committee of Adjustment**  
Toronto and East York  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2**Tel:** 416-392-7565  
**Email:** [coa.tey@toronto.ca](mailto:coa.tey@toronto.ca)

## **Committee of Adjustment Agenda Toronto and East York Panel**

**Hearing Date:** December 10, 2025**Time:** 9:30 a.m., 2:00 p.m., 3:30 p.m.**Location:** Virtual Hearing / Toronto City Hall, 100 Queen Street West,  
Committee Room 3, M5H 2N2

### **1. Opening Remarks**

- Land Acknowledgement
- Hearing Procedure
- Confirmation of Minutes from Previous Hearing
- Declarations of Interest
- Closed Files and Deferral Requests

### **2. Deputation Items**

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

| <b>Item</b> | <b>File Number</b> | <b>Address</b>                              | <b>Ward (Number)</b>     |
|-------------|--------------------|---------------------------------------------|--------------------------|
| 1.          | A0418/25TEY        | <a href="#"><u>99 WHITEHALL RD</u></a>      | University-Rosedale (11) |
| 2.          | A0595/25TEY        | <a href="#"><u>128 CHISHOLM AVE</u></a>     | Beaches-East York (19)   |
| 3.          | A0659/25TEY        | <a href="#"><u>763 LANSDOWNE AVE</u></a>    | Davenport (09)           |
| 4.          | A0680/25TEY        | <a href="#"><u>422 CLINTON ST</u></a>       | University-Rosedale (11) |
| 5.          | A0709/25TEY        | <a href="#"><u>125 HOWLAND AVE</u></a>      | University-Rosedale (11) |
| 6.          | A0731/25TEY        | <a href="#"><u>55 PALMERSTON SQUARE</u></a> | University-Rosedale (11) |

| Item | File Number | Address                                                                                                | Ward (Number)            |
|------|-------------|--------------------------------------------------------------------------------------------------------|--------------------------|
| 7.   | A0743/25TEY | <a href="#"><u>1481-1535 YONGE ST, 1-31<br/>HEATH ST E, 30-36 ALVIN AVE,<br/>22 ST CLAIR AVE E</u></a> | Toronto-St. Paul's (12)  |
| 8.   | A0759/25TEY | <a href="#"><u>14 HOLMESDALE CRES</u></a>                                                              | Davenport (09)           |
| 9.   | A0774/25TEY | <a href="#"><u>1337-1355 KING ST W</u></a>                                                             | Parkdale-High Park (04)  |
| 10.  | A0760/25TEY | <a href="#"><u>215 KING EDWARD AVE</u></a>                                                             | Beaches-East York (19)   |
| 11.  | A0775/25TEY | <a href="#"><u>774 EUCLID AVE</u></a>                                                                  | University-Rosedale (11) |
| 12.  | A0778/25TEY | <a href="#"><u>81 LIPPINCOTT ST</u></a>                                                                | University-Rosedale (11) |
| 13.  | A0790/25TEY | <a href="#"><u>37 ROXBOROUGH ST W</u></a>                                                              | University-Rosedale (11) |
| 14.  | A0792/25TEY | <a href="#"><u>356 HURON ST</u></a>                                                                    | University-Rosedale (11) |
| 15.  | A0799/25TEY | <a href="#"><u>18 HIGH PARK BLVD</u></a>                                                               | Parkdale-High Park (04)  |
| 16.  | A0802/25TEY | <a href="#"><u>244 VIRGINIA AVE</u></a>                                                                | Beaches-East York (19)   |

**The following applications will be heard at 2:00 p.m. or shortly thereafter:**

| Item                 | File Number                               | Address                                                                              | Ward (Number)            |
|----------------------|-------------------------------------------|--------------------------------------------------------------------------------------|--------------------------|
| 17.                  | B0059/25TEY                               | <a href="#"><u>2345-2347 GERRARD ST E</u></a>                                        | Beaches-East York (19)   |
| 18A.<br>18B.<br>18C. | B0020/25TEY<br>A0255/25TEY<br>A0256/25TEY | <a href="#"><u>247-249 HIGH PARK AVE<br/>PART 1<br/>PART 2</u></a>                   | Parkdale-High Park (04)  |
| 19A.<br>19B.<br>19C. | B0032/25TEY<br>A0020/25TEY<br>A0351/25TEY | <a href="#"><u>521 BRUNSWICK AVE<br/>521 BRUNSWICK AVE<br/>523 BRUNSWICK AVE</u></a> | University-Rosedale (11) |
| 20.                  | A0513/25TEY                               | <a href="#"><u>118 SHERIDAN AVE</u></a>                                              | Davenport (09)           |
| 21.                  | A0618/25TEY                               | <a href="#"><u>442 HARVIE AVE</u></a>                                                | Davenport (09)           |
| 22.                  | A0804/25TEY                               | <a href="#"><u>2106-2112 DUNDAS ST W</u></a>                                         | Parkdale-High Park (04)  |
| 23.                  | A0810/25TEY                               | <a href="#"><u>523 DELAWARE AVE N</u></a>                                            | Davenport (09)           |

| Item | File Number | Address                                       | Ward (Number)         |
|------|-------------|-----------------------------------------------|-----------------------|
| 24.  | A0812/25TEY | <a href="#"><u>1095-1111 DANFORTH AVE</u></a> | Toronto-Danforth (14) |
| 25.  | A0811/25TEY | <a href="#"><u>1117 DANFORTH AVE</u></a>      | Toronto-Danforth (14) |

### 3. Other Business