APPEAL COMMITTEE
DISPOSITION OF ITEMS

JUNE 17, 2026

MEMBERS PRESENT: Councillor Santos, Chairperson
Councillor Allard
Councillor Durand-Wood
Councillor Gilroy

COMMITTEE CLERK: K. Dolski, City Clerk's Department

APPEAL COMMITTEE
JUNE 17, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
	PUBLIC HEARINGS	
1	Appeal – Conditional Use – Rowntree Avenue File DCU 241747A/2025C	The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, confirmed Conditional Use Order DCU 241747/2025C and approved a Conditional Use to permit on "the land the establishment of a multi-family dwelling use, Subject to the following conditions: 1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate. 2. That the development shall be established in substantial conformance with plans identified as Sheets 1-2 for File No. DCU 25-241747/C, and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development. OR That the Owner must submit plans showing the location and design of any and all proposed: A. buildings B. accessory parking areas C. garbage enclosures D. fencing; and E. landscaping on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.
2	Appeal – Variance – Rowntree Avenue File DAV 122903A/2026C	The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, as amended, cancelled Variance Order DAV 122903/2026C and approved a Variance on "the land" for the establishment of an accessory parking area to permit as follows: 1. a front yard of 4 feet (1.22 metres) Subject to the following conditions: 1. That if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate. 2. That the developer provide underground garbage bins, subject to the approval of the Director of Water and

APPEAL COMMITTEE
JUNE 17, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
		Waste. 3. That the developer provide 7 evergreen trees at a minimum of 6 feet in height, along the south property line, to the satisfaction of the Director of Planning, Property and Development.
3	Appeal – Variance – 689 Denson Place File DAV 186549A/2025B	The Appeal Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 186549/2025B and approved a Variance on "the land" for the maintenance of a carport addition to a detached garage to permit as follows: 1. a combined floor area for all accessory structures of 655.46 square feet (60.9 square metres) 2. no north side yard 3. a rear yard of 1.4 feet (0.43 metres) Subject to the following conditions: 1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate. 2. That the accessory structure shall be maintained in substantial conformance with plans submitted and identified as Sheets 1 to 3 of DAV 25-186549/B.
4	Appeal – Variance – 925 Kildonan Drive File DAV 132519A/2026B	The Appeal Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, as amended, cancelled Variance Order DAV 132519/2026B and approved a Variance on "the land" for the construction of a detached garage with an attached shed to permit as follows: 1. a west side yard of 2 feet (0.61 metres) 2. a separation space to the principal dwelling of 2 feet (0.61 metres.) 3. a west side yard eave projection of 1 foot (0.30 metres) Subject to the following conditions: 1. That if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate. 2. That the detached garage shall be built in substantial conformance with plans submitted and identified as Sheet 1 and 2 DAV 26-132519/B.

APPEAL COMMITTEE
JUNE 17, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
		3. That the owner install eavestroughs on the garage with downspouts that drain to the back lane, to the satisfaction of the Director of Planning, Property and Development.
5	Appeal – Variance – 1392 Henderson Highway File DAV 109783A/2026C	The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 109783/2026C and approved a Variance on "the land" for the establishment of an accessory parking area to permit as follows: 1. Parking directly off the lane 2. Insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential zoning district. Subject to the following conditions: 1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate. 2. That the development shall be established in substantial conformance with plans identified as Sheets 1-4 for File No. DAV 26-109783\C, and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development. OR That the Owner must submit plans showing the location and design of any and all proposed: A. buildings B. accessory parking areas C. garbage enclosures D. fencing; and E. landscaping on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.
6	Appeal – Variance – Newmarket Boulevard File DAV 267282A/2025C	The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 267282/2025C and approved a Variance on "the land" to permit as follows: 1. The construction of a multi-family dwelling building to permit:

APPEAL COMMITTEE
JUNE 17, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
		A. a west corner side yard of 12 feet (3.66 metres) B. an east side yard of 8 feet (2.44 metres) C. a rear yard of 9 feet (2.74 metres) D. balcony projections of 5.58 feet (1.70 metres) E. not providing a main entrance on the facade of the building nearest to and facing a street 2. The establishment of an accessory parking area to permit: A. indoor parking spaces having no direct access to a drive-way or drive aisle, due to tandem parking of outdoor spaces B. 194 parking spaces C. 20 unassigned guest parking spaces D. parking spaces located within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade E. a parking area and driveway without direct access to a street or public lane Subject to the following conditions: 1. That gates/entrances be installed on all ground floor balconies for Buildings A1, A2, D1, and D2, as identified on Sheet 1 for File No. DAV 25-267282/C to the satisfaction of the Director of Planning, Property, and Development. 2. That all tandem parking stalls be assigned to the same residential suites, to the satisfaction of the Director of Planning, Property, and Development. 3. That a light-proof fence be provided between the parking stalls and Buildings D1 and D2, as identified on Sheet 1 for File No. DAV 25-267282/C to the satisfaction of the Director of Planning, Property, and Development. 4. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.