

## City Council

### Motion without Notice

MM28.34	ACTION			Ward: 19
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### **2165 Gerrard Street East - Appeal to the Toronto Local Appeal Body - by Councillor Brad Bradford, seconded by Councillor Ana Bailão**

***This Motion has been deemed urgent by the Chair.***

***This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.***

### **Recommendations**

Councillor Brad Bradford, seconded by Councillor Ana Bailão, recommends that:

1. City Council confirm the City's support for a consent application at 2165 Gerrard Street East (B0035/20TEY), and support approval of the consent application at the Toronto Local Appeal Body subject to the City's standard conditions for a consent application and those conditions set out in any City staff communication to the Committee of Adjustment on the application.

### **Summary**

This Motion requests City Council to confirm the City's support for a consent application at 2165 Gerrard Street East (application B0035/20TEY) which has been appealed to the Toronto Local Appeal Body. Community Planning staff have confirmed that the application is supportable and did not file a report to the Committee of Adjustment with respect to the consent application.

A consent application to sever the existing lot into two at 2165 Gerrard Street East was heard before the Committee of Adjustment on December 2, 2020. The Committee of Adjustment refused the application and the committee's decision has been appealed by the owner to the Toronto Local Appeal Body with a hearing date scheduled for June 8, 2021. The consent application was made in order to enable the existing single-family detached dwelling to be build, as-of-right, into a pair of semi-detached triplexes with a laneway suite at the back of each semi-

detached dwelling, for a total of 8 new units.

The as-of-right development that would have been permitted if the consent was granted is a good example of missing middle housing and exemplifies the kind of gentle density and sensitive intensification that will be critical to meeting Toronto's current and future housing needs. City Planning staff had not raised concerns about the application to the Committee and confirming's the City's support through this Motion confirms the City's existing position.

With the City in the midst of a critical conversation about housing affordability, and embarking on important work to thoughtfully and sensitively modernize prohibitive zoning through the Expanding Housing Options in Neighbourhoods study, it is important that we take a clear and consistent approach to applications that fulfill existing missing middle needs.

Going forward, as the City works to meet the diverse housing needs of all our residents, it is our duty to ensure we are breaking down the barriers to building new housing and support real-world examples of our policies being implemented.

This matter is deemed urgent because of the date of the Toronto Local Appeal Body hearing and the City's desire to indicate support for the consent application.

### **Background Information (City Council)**

Member Motion MM28.34

Committee of Adjustment Toronto and East York Panel Notice of Decision on application for Minor Variance/Permission/Consent for 2165 Gerrard Street East (<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-163385.pdf>)