

City Council**Motion without Notice**

MM19.36	ACTION			Ward: 4
----------------	---------------	--	--	---------

2267 Dundas Street West - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Gord Perks, seconded by Deputy Mayor Ausma Malik

** 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 Gord Perks, seconded by Deputy Mayor Ausma Malik, recommends that:

1. City Council authorize the City Solicitor to attend the Toronto Local Appeal Body to uphold the Committee of Adjustment's refusal of Application A0319/24TEY respecting 2267 Dundas Street West.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to attempt negotiating a resolution regarding Application A0319/24TEY respecting 2267 Dundas Street West, and that the City Solicitor be authorized to resolve the matter on behalf of the City, in her discretion, after consulting with the Ward Councillor and the Director, Toronto and East York District Community Planning.

Summary

On June 5, 2024, the Committee of Adjustment (the "Committee") refused an application brought by the owner of 2267 Dundas Street West for variances to City of Toronto Zoning By-law 438-86 to convert the existing three-storey mixed-use semi-detached building into a total of five residential dwelling units (the "Application"). A copy of the Committee's decision is attached as Attachment 1.

On June 24, 2024, the owner appealed the Committee's Application refusal to the Toronto Local Appeal Body).

The Application presents outstanding concerns including, but not limited to, the inappropriate conversion of retail space for residential use.

A Toronto Local Appeal Body hearing is expected to be scheduled imminently — as such this motion is urgent.

This motion will authorize the City Solicitor to seek party status attend the Toronto Local Appeal Body hearing along with appropriate City staff to oppose the appeal. This motion also authorizes the City Solicitor to negotiate a settlement of the appeal and retain outside consultants as necessary.

Background Information (City Council)

Member Motion MM19.36

Attachment 1 - Notice of Decision of the Committee of Adjustment regarding Application A0319/24TEY dated June 5, 2024

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-247193.pdf>)