

City Council

MM22.31	ACTION			Ward: 24
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Representation at a Toronto Local Appeal Body hearing for 228 Guildwood Parkway - by Councillor Paul Ainslie, seconded by Councillor Jennifer McKelvie

** 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 Paul Ainslie, seconded by Councillor Jennifer McKelvie, recommends that:

1. City Council authorize and direct the City Solicitor to attend the Toronto Local Appeal Body hearing, with appropriate City staff, to oppose Application No. A0177/24SC for 228 Guildwood Parkway.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to attempt to negotiate a resolution of the appeal and, if a resolution is reached, to settle the appeal at the City Solicitor's discretion, and in consultation with the Ward Councillor and the Chief Planner and Executive Director, City Planning.

Summary

The applicant applied to the Committee of Adjustment (Application No. A0177/24SC) (the "Application") to demolish the existing building and construct a new two-storey detached dwelling. More specifically, the Application requests one variance to the maximum permitted floor space area. City Planning and Urban Forestry provided a report to the Committee of Adjustment dated recommending the imposition of the conditions in the event the Committee of Adjustment approved the Application. At its hearing on September 18th, 2024, the Committee of Adjustment refused the Application (the "Decision"). The Notice of Decision is attached as Attachment 1. The applicant has appealed the Decision to the Toronto Local Appeal Body.

This motion will authorize the City Solicitor to attend the Toronto Local Appeal Body ("TLAB") with appropriate City Staff or outside consultants, in order to oppose the minor variances requested in the Application. This motion will also give the City Solicitor authority to negotiate a settlement of the appeal and retain outside consultants as necessary.

This matter is time sensitive and urgent as the City Solicitor requires instructions to obtain party status in the appeal and subsequently attend the hearing in opposition to the proposal.

Background Information

(October 10, 2024) Member Motion MM22.31

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-249416.pdf>)

Attachment 1: Committee of Adjustment Decision dated September 18, 2024

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-249404.pdf>)