



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### 19 Belfield Road – Toronto Local Appeal Body Hearing – Request for Directions

**Date:** January 22, 2025

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 1 - Etobicoke North

#### REASON FOR CONFIDENTIAL INFORMATION

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This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.

#### SUMMARY

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On May 4, 2024, the applicant submitted a Minor Variance application for 19 Belfield Road (the "Site") seeking a variance to the City-wide Zoning By-law 569-2013 in order to permit a vehicle dealership on the Site.

The City appealed the Committee of Adjustment's decision to approve the application for the Minor Variance (the "Appeal"), to the Toronto Local Appeal Body (the "TLAB") on November 12, 2024.

The City Solicitor requires further directions for an upcoming TLAB Hearing scheduled for March 10, 2025. This matter is urgent and cannot be deferred.

#### RECOMMENDATIONS

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The City Solicitor recommends that:

1. City Council adopt the recommendations contained in Confidential Attachment 1 to this report from the City Solicitor.
2. City Council authorize the public release of the confidential recommendations contained in Confidential Attachment 1 to this report from the City Solicitor, if adopted by City Council.

3. City Council direct that all other information contained in Confidential Attachment 1 to this report from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

## **FINANCIAL IMPACT**

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There is no financial impact arising from the adoption of the Confidential Recommendations beyond what has already been approved in the current year's budget.

## **DECISION HISTORY**

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At its meeting held on August 25, 26, 27 and 28, 2014, City Council adopted Item ED33.9, which provided standing direction to the City Solicitor and appropriate City staff to appeal decisions of the Committee of Adjustment which do not conform with the Official Plan's Employment Areas policies. City Council's resolution for Item ED33.9 can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2014.ED33.9>

On May 4, 2024, the applicant submitted a Minor Variance application seeking a variance to the City-wide Zoning By-law 569-2013 in order to permit a vehicle dealership at 19 Belfield Road. The Site is zoned under Zoning By-law 569-2013 as Employment Industrial and is designated as a Core Employment Area in the City of Toronto Official Plan. Community Planning submitted Staff Reports to the Committee of Adjustment dated June 20, 2024 and October 15, 2024 recommending the application be refused.

On October 24, 2024, the Etobicoke York Panel of the Committee of Adjustment approved the application, subject to the condition that the Committee of Adjustment's decision shall be valid for a term of three years, expiring on December 31, 2027.

On November 12, 2024, the City Solicitor appealed the Committee of Adjustment's decision on the application to the TLAB on behalf of the City under the direction of City Council Item ED33.9.

A TLAB hearing is scheduled for March 10, 2025.

## **COMMENTS**

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The City Solicitor requires further instructions on this matter. This report is about ongoing litigation before the TLAB and contains advice or communications that are subject to solicitor-client privilege.

## **CONTACT**

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## **SIGNATURE**

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Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

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1. Public Attachment 1 - Committee of Adjustment Decision, dated October 24, 2024
2. Public Attachment 2 - Staff Report to the Committee of Adjustment, dated June 20, 2024
3. Public Attachment 3 - Staff Report to the Committee of Adjustment, dated October 15, 2024
4. Confidential Attachment 1 - Confidential Information