



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### 155-157 Thirtieth Street – Toronto Local Appeal Body Hearing – Request for Directions

**Date:** September 25, 2025

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 3 - Etobicoke-Lakeshore

#### REASON FOR CONFIDENTIAL INFORMATION

---

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

#### SUMMARY

---

On April 10, 2025, the applicant submitted Minor Variance applications for 155 Thirtieth Street and 157 Thirtieth Street (the "Sites") seeking a variance to the City-wide Zoning By-law 569-2013 in order to permit a personal service shop use on the Sites.

The City appealed the Committee of Adjustment's decisions to approve the applications for the Minor Variance (the "Appeal"), to the Toronto Local Appeal Body (the "TLAB") on June 4, 2025.

The City Solicitor requires further directions for an upcoming TLAB Hearing scheduled for November 24, 2025. The matter is urgent and cannot be deferred.

#### RECOMMENDATIONS

---

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**

---

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**

---

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 April 10, 2025, the applicant submitted Minor Variance applications seeking a variance to the City-wide Zoning By-law 569-2013 in order to permit a personal service shop use at 155 Thirtieth Street and 157 Thirtieth Street. The Sites are zoned under Zoning By-law 569-2013 as Employment Industrial and are designated as a *Core Employment Area* in the City of Toronto Official Plan.

On May 15, 2025, the Etobicoke York Panel of the Committee of Adjustment approved the applications.

On June 4, 2025, the City Solicitor appealed the Committee of Adjustment's decisions on the applications to the TLAB on behalf of the City under the direction of City Council Item ED33.9.

A TLAB hearing is scheduled for November 24, 2025.

## **COMMENTS**

---

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**

---

Amrit Sandhu, Solicitor, Planning & Administrative Tribunal Law; Tel: (416) 338-1617;  
Fax: (416) 397-5624; Email: [Amrit.Sandhu@toronto.ca](mailto:Amrit.Sandhu@toronto.ca)

Cameron McKeich, Solicitor, Planning & Administrative Tribunal Law; Tel: (416) 338-4891; Fax: (416) 397-5624; Email: [Cameron.McKeich@toronto.ca](mailto:Cameron.McKeich@toronto.ca)

## **SIGNATURE**

---

Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

---

1. Public Attachment 1 - Committee of Adjustment Decision for 155 Thirtieth Street (File A0146/25EYK) dated May 15, 2025
2. Public Attachment 2 - Committee of Adjustment Decision for 157 Thirtieth Street (File A0148/25EYK) dated May 15, 2025
3. Confidential Attachment 1 - Confidential Information