

## City Council

### Notice of Motion

MM28.2	ACTION			Ward: 11
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### **114 and 114R Baldwin Street and 75 Cecil Street - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Dianne Saxe, seconded by Councillor Paula Fletcher**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

*\* This Motion relates to a Toronto Local Appeal Body Hearing and has been deemed urgent.*

### **Recommendations**

Councillor Dianne Saxe, seconded by Councillor Paula Fletcher, recommends that:

1. City Council direct the City Solicitor to seek party status at the Toronto Local Appeal Body and to attend the Toronto Local Appeal Body hearing, with appropriate City staff, in order to support the Committee of Adjustment's decision to refuse the Minor Variance application requested in Application A0948/24TEY, respecting 114 and 114R Baldwin Street and 75 Cecil Street.
2. City Council authorize the City Solicitor to attempt to negotiate a resolution of the Appeal of the decision in Application A0948/24TEY, respecting 114 and 114R Baldwin Street and 75 Cecil Street and to resolve the matter on behalf of the City at the City Solicitor's discretion in consultation with the Ward Councillor and the Director of Community Planning, Toronto East York District.

### **Summary**

The applicant applied to the Committee of Adjustment requesting variances from City-wide Zoning By-law 569-2013 (Application A0948/24TEY), including variances to the maximum building depth, floor space index, maximum exterior main wall height, and minimum distance between main walls, and side and rear yard setbacks. Variances for parking location, number of buildings allowed on lot, and soft landscaping are also sought. The applicant seeks to construct a four-storey townhouse complex containing three buildings, for a total of 10 residential dwelling units.

On February 4, 2025, the Toronto and East York District Panel of the Committee of Adjustment refused to grant the requested minor variances (Decision in Attachment 1). The applicant has appealed the refusal to the Toronto Local Appeal Body.

In its report dated January 17, 2025, City Planning Staff opined that the number of residential buildings and proposed massing is not acceptable. The report states further concerns regarding infrastructure servicing, garbage pick-up, pedestrian safety and accessibility for emergency

services. As a result, City Planning Staff recommended that the minor variance application be refused (Staff Report in Attachment 2).

This motion will authorize and direct the City Solicitor to attend the Toronto Local Appeal Body, along with appropriate City staff, in order to oppose the Appeal. This Motion will also authorize the City Solicitor to resolve the matter on behalf of the City in her discretion.

This motion 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 Appeal.

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

Member Motion MM28.2

<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253541.pdf>

Attachment 1 - Notice of Decision of the Committee of Adjustment dated February 4, 2025

<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253542.pdf>

Attachment 2 - Planning Staff Report dated January 17, 2025

<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253543.pdf>