

City Council

Notice of Motion

MM28.5	ACTION			Ward: 15
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137 Teddington Park Avenue - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Rachel Chernos Lin, seconded by Councillor Mike Colle

** Notice of this Motion has been given.*

** This Motion is subject to referral to the North 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 Rachel Chernos Lin, seconded by Councillor Mike Colle, recommends that:

1. City Council direct the City Solicitor to attend the Toronto Local Appeal Body as a party to oppose the appeal of the Committee of Adjustment's decision regarding 137 Teddington Park Avenue (A0533/24NY).
2. City Council authorize the City Solicitor to attempt to negotiate a resolution of the appeal regarding 137 Teddington Park Avenue (A0533/24NY), and City Council authorize the City Solicitor to settle the matter on behalf of the City, at the City Solicitor's discretion, after consultation with the Ward Councillor and the Director of Community Planning, North York District.

Summary

This Motion will give the City Solicitor authority to attend the Toronto Local Appeal Body to oppose the appeal of the Committee of Adjustment's decision to refuse part of the minor variance application at 137 Teddington Park Avenue (A0533/24NY). This Motion will also authorize the City Solicitor to resolve the matter on behalf of the City, at the City Solicitor's discretion, after consultation with the Ward Councillor and the Director of Community Planning, North York District.

The applicant applied to the Committee of Adjustment requesting four minor variances from City-wide Zoning By-law 569-2013, to legalize and maintain the as-built landscape features, at 137 Teddington Park Avenue. On January 16, 2025, the Committee of Adjustment approved on condition two of the minor variances in the Application and refused the other two minor variances. A copy of the Committee of Adjustment's decision is attached as Attachment 1. The applicant has appealed the refusal to the Toronto Local Appeal Body.

The first minor variance that was refused proposed rear yard soft landscaping of 30 percent, where the minimum required under By-law 569-2013 is 50 percent. The second minor variance that was refused proposed front yard landscaping of 35 percent, where the minimum required

under By-law 569-2013 is 60 percent. Planning Staff opined that the proposed rear yard soft land scaping and front yard landscaping were not consistent with the existing pattern of development in the neighbourhood and limited opportunities for stormwater management at the site. A copy of the Planning Staff Report dated January 9, 2025, is attached as Attachment 2.

This Motion is time sensitive and urgent as the Application has been appealed to the Toronto Local Appeal Body. Thus, the City Solicitor requires instructions to attend the hearing for this matter.

Background Information (City Council)

Member Motion MM28.5

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253571.pdf>)

Attachment 1 - Notice of Decision of the Committee of Adjustment regarding Application A0533/24NY, dated January 16, 2025

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253572.pdf>)

Attachment 2 - Planning Staff Report dated January 9, 2025

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253573.pdf>)