

City Council

Notice of Motion

MM28.10	ACTION			Ward: 3
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621-623 The Queensway - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Amber Morley, seconded by Councillor Gord Perks

** Notice of this Motion has been given.*
** This Motion is subject to referral to the Etobicoke 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 Amber Morley, seconded by Councillor Gord Perks, recommends that:

1. City Council direct the City Solicitor to appeal the Committee of Adjustment's decisions regarding 621-623 The Queensway (Applications A0414/24EYK, A0415/24EYK, and A0416/24EYK) and to attend the Toronto Local Appeal Body, with appropriate City staff, in order to oppose the variances requested in Applications A0414/24EYK, A0415/24EYK, and A0416/24EYK respecting 621-623 The Queensway.

2. City Council authorize the City Solicitor to attempt to negotiate a resolution regarding Applications A0414/24EYK, A0415/24EYK, and A0416/24EYK respecting 621-623 The Queensway and City Council 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, Community Planning, Etobicoke York District.

Summary

The applicant applied to the Committee of Adjustment to request a variance to City of Toronto By-law 514-2003 related to parking requirements to accommodate an additional dwelling unit within the existing building at 621 The Queensway (Unit 621C) (Application A0414/24EYK), 623 the Queensway (Unit 623A) (Application A0415/24EYK), and 623 B The Queensway (Unit 623C) (Application A0416/24EYK).

Community Planning did not submit a Staff Report on the Applications.

On January 16, 2025, the Etobicoke York District Panel of the Committee of Adjustment approved the Applications (the “Decisions”). A copy of the Notices of Decision of the Committee of Adjustment is attached as Attachment 1.

Based on the information provided to the City, the Applications do not conform to Policy 3.2.1.12 of the City of Toronto’s Official Plan, with respect to tenant assistance.

In order to preserve the City's right of appeal, the City Solicitor appealed the Decisions to the Toronto Local Appeal Body on February 4, 2025.

This Motion will give the City Solicitor authority to appeal the Committee of Adjustment's Decisions respecting 621-623 The Queensway and to attend the Toronto Local Appeal Body, along with appropriate City Staff, in order to oppose the Applications. This Motion will also give the City Solicitor authority 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, Etobicoke York District.

This Motion is urgent as the City Solicitor has appealed the Decisions to the Toronto Local Appeal Body in order to preserve the City's statutory right and requires instructions to appeal and attend the hearing for this matter. The Toronto Local Appeal Body has issued a Notice of Hearing for this matter with the hearing scheduled to proceed on June 2, 2025 and the deadline for expert witness statements on April 28, 2025. The Notice of Hearing is attached as Attachment 2.

Background Information (City Council)

Member Motion MM28.10

<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253624.pdf>

Attachment 1 - Notices of Decision of the Committee of Adjustment dated January 16, 2025

<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253625.pdf>

Attachment 2 - Toronto Local Appeal Body Notice of Hearing

<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253626.pdf>