

City Council

Motion without Notice

MM30.37	ACTION			Ward: 14
---------	--------	--	--	----------

80 Lamb Avenue - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Paula Fletcher, seconded by Councillor Gord Perks

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Paula Fletcher, seconded by Councillor Gord Perks, recommends that:

- 1.City Council direct the City Solicitor to appeal the Committee of Adjustment's decision regarding 80 Lamb Avenue (Application A0200/25TEY) and to attend the Toronto Local Appeal Body with appropriate City Staff, in order to oppose the development proposed in application A0200/25TEY.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to attempt to negotiate a resolution of the appeal regarding 80 Lamb Avenue (Application A0200/25TEY), 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, Toronto and East York District.

Summary

This motion will give the City Solicitor the authority to appeal the Committee of Adjustment's decision approving the minor variance application at 80 Lamb Avenue (Application A0200/25TEY); to attend the Toronto Local Appeal Body to oppose the development in the Application; to retain outside consultants as necessary; and to negotiate a settlement of the appeal.

The applicant applied to the Committee of Adjustment requesting variances from City-wide Zoning By-law 569-2013 relating to the height and separation distance of the laneway suite from the primary dwelling and the location of the enclosed stairwell from the main walls of the ancillary building in order to alter the existing two-storey semi detached dwelling by constructing a rear two-storey addition with a rear ground level deck and stairs, and a rear second storey balcony. Also to construct a new two-storey an ancillary building containing one laneway suite with a rear second storey balcony, and a rooftop equipment area, in the rear yard abutting the laneway.

In a report from the Director of Community Planning, Toronto and East York District dated April 30, 2025, Community Planning Staff recommended refusal of the Application (the Staff Report is attached as Attachment 1). Planning Staff opined that the proposed 6.3 meter height and 5 meter separation distance are not in keeping with the policies and zoning for laneway suites, and do not respect the prevailing character in the neighbourhood, subsequently the variances fail to meet the four tests for a minor variance under Section 45(1) of the Planning Act.

On May 13, 2025, the Toronto and East York District Panel of the Committee of Adjustment approved the Application. A copy of the Notice of Decision of the Committee of Adjustment is attached as Attachment 2. The City will be imminently appealing the Committee of Adjustment's decision to the Toronto Local Appeal Body.

This motion will give the City Solicitor authority to attend the Toronto Local Appeal Body, with appropriate City Staff, in order appeal of the Committee of Adjustment's decision to approve the minor variance application at 80 Lamb Avenue and to retain outside consultants as necessary. 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, Toronto and East York District.

This matter is time sensitive and urgent as the City Solicitor requires instructions to appeal and to subsequently attend the Toronto Local Appeal Body hearing which can be scheduled at any time.

Background Information (City Council)

Member Motion MM30.37

Attachment 1 - Community Planning Staff Report dated April 30, 2025

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-255641.pdf>)

Attachment 2 - Notice of Decision of the Committee of Adjustment regarding Application A0560/23NY dated February 20, 2025

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-255642.pdf>)