



MOTION WITHOUT NOTICE

712 Eglinton Avenue East - Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Chernos Lin _____

Seconded by: Councillor Cheng _____

SUMMARY:

This motion will give the City Solicitor the authority to appeal the Committee of Adjustment's decision approving the minor variance application at 712 Eglinton Avenue East (Application No. A0310/25NY) (the "**Application**"); to attend the Toronto Local Appeal Body to oppose the development in the Application; to retain outside consultants as necessary; and to negotiate a resolution of the appeal.

On July 17, 2025, the applicant applied to the Committee of Adjustment for variances to the City-wide Zoning By-law 569-2013. The Application sought approval to construct a new ancillary building (garden suite) at the rear of the property.

In a report dated October 16, 2025, City planning staff requested seven (7) modifications be made to the Application (the Staff Report is attached as **Attachment 1**). The Applicant made all the modifications requested to the application.

On October 23, 2025, the North York District Panel of the Committee of Adjustment approved the Application (the "**Decision**"). A copy of the Notice of Decision of the Committee of Adjustment is attached as **Attachment 2**. In spite of the changes to the Application, many residents have voiced concerns with the development including but not limited to character, density, parking, waste management, and misrepresentation of the soft landscaping on site.

This matter is time sensitive and urgent as the City Solicitor appealed the Decision to the Toronto Local Appeal Body on November 7, 2025 in order to preserve the City's statutory rights, and requires instruction to maintain the appeal and attend the hearing for this matter.

RECOMMENDATIONS:

1. City Council direct the City Solicitor to appeal the Committee of Adjustment's decision regarding 712 Eglinton Avenue East (Application No. A0310/25NY) and to attend the Toronto Local Appeal Body in order to oppose the development proposed in application A0310/25NY.
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 Application No. A0310/25NY, 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 of Community Planning, North York District.

BACKGROUND INFORMATION:

Attachment 1: City Staff Report regarding Application No. A0310/25NY dated October 16, 2025

Attachment 2: Notice of Decision of the Committee of Adjustment regarding Application No. A0310/25NY dated October 23, 2025

Date: November 12, 2025