

NOTICE OF MOTION

210 Cosburn Avenue – Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Paula Fletcher _____

Seconded by: Councillor Alejandra Bravo _____

SUMMARY:

This Motion will give the City Solicitor authority to appeal the Committee of Adjustment's decision approving the minor variance application at 210 Cosburn Avenue (A0102/25TEY); to attend the Toronto Local Appeal Body to oppose the development proposed in application A0102/25TEY; to retain outside consultants as necessary; and to negotiate a settlement of the appeal.

On January 27, 2026, the Committee of Adjustment approved an application brought by the agent of the owner of 210 Cosburn Avenue for a proposal to alter the existing four-storey apartment building by converting the existing integral garage, laundry, and storage areas into four additional residential dwelling units (located within the basement level). There will be a total of 37 residential dwelling units and 16 lawful parking spaces on this lot. To facilitate this application, three minor variances from City-wide Zoning By-law 569-2013 were sought. A copy of the Committee of Adjustment's decision on this application is attached as **Attachment 1**.

The City's primary issue with the Application relates to the absence of both indoor and outdoor amenity space for the additional dwelling units. The second issue with the Applicant is that it results in a significant reduction of lawful on-site parking spaces from 26 to 16.

In order for the City to continue to effectively assess and call its case, the City Solicitor requires the expertise of an external consultant to advise on the applicant's proposed plan, and to potentially make recommendations respecting a solution.

To preserve the City's right of appeal, the City Solicitor appealed the Committee of Adjustment's decision to the Toronto Local Appeal Body on February 10, 2026.

This matter is time-sensitive and urgent as the City Solicitor has already appealed the decision to the Toronto Local Appeal Body in order to preserve the City's statutory right of appeal. Thus, the City Solicitor requires instructions to appeal and to attend the hearing for this matter.

RECOMMENDATIONS:

1. That City Council direct the City Solicitor to appeal the Committee of Adjustment's decision regarding 210 Cosburn Avenue (Application A0102/25TEY) and to attend the Toronto Local Appeal Body to oppose the development proposed in application A0102/25TEY.
2. That City Council authorize the City Solicitor to retain outside consultants as necessary.
3. That City Council authorize the City Solicitor to negotiate a settlement of the appeal, and that the City Solicitor be authorized to resolve the matter on behalf of the City, in her discretion, after consulting with the Ward Councillor and the Director of Community Planning, Toronto & East York District.

BACKGROUND INFORMATION:

Attachment 1: Notice of Decision of the Committee regarding Application A0102/25TEY, dated January 27, 2026

Date: March 25 & 26, 2026