



## MOTION WITHOUT NOTICE

### 180 Queens Drive - Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: **Councillor Frances Nunziata** \_\_\_\_\_

Seconded by: **Councillor Paula Fletcher** \_\_\_\_\_

#### RECOMMENDATIONS:

1. City Council direct the City Solicitor to attend the Toronto Local Appeal Body hearing regarding 180 Queens Drive as a party to oppose the appeal of the Committee of Adjustment's decision to refuse the proposed Consent Application B0034/24EYK.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to negotiate a resolution regarding 180 Queens Drive (Application No. B0034/24EYK) and authorize the City Solicitor to resolve the matter on behalf of the City, at their discretion, after consultation with the Ward Councillor and the Director of Community Planning, Etobicoke York District.

#### SUMMARY:

This motion will confirm the direction to the City Solicitor to attend the Toronto Local Appeal Body ("**TLAB**") as a party in order to oppose the appeals of the Committee of Adjustment's decisions to refuse the Consent application at 180 Queens Drive (Application No. B0034/24EYK) (the "**Application**"), to retain outside consultants as necessary, and to negotiate a settlement of the appeal.

The applicant applied to the Committee of Adjustment, Etobicoke York District (the "**Committee**") requesting a consent to sever an existing lot and for variances from City-wide Zoning By-law 569-2013 relating to front yard setback, building length, and platform in order to construct a new fourplex.

On August 14, 2025, the Committee refused the Minor Variance and Consent applications (the "**Decisions**"). A copy of the Notice of Decision of the Committee of Adjustment for the Consent Application is attached as Attachment 1.

On September 3 and 9, 2025, the Applicant appealed the Decisions to the TLAB.

On October 8/9, 2025, Council adopted Item 2025.MM33.25, directing the City Solicitor to attend the TLAB to oppose the appeal of the Committee of Adjustment's decision to refuse the application for Minor Variances, A0368/24EYK.

This motion will confirm the direction to the City Solicitor to oppose the appeal of the Application for Consent before the TLAB, retain external consultants, and to negotiate settlement. This motion is in addition to Item 2025.MM33.25 and does not alter the directions in Item 2025.MM33.25.

This matter is time sensitive and urgent as the TLAB hearing on the Application is scheduled for March 30, 2026.

**ATTACHMENTS:**

Attachment 1: Notice of Decision of the Committee of Adjustment regarding Application No. B0034/24EYK dated August 14, 2025.

March 25, 2026