



## MOTION WITH NOTICE

### 171 Parkside Drive – Request for City Solicitor to Attend at the Toronto Local Appeal Body

**Moved by:** Councillor Perks

**Seconded by:** Councillor Moise

#### RECOMMENDATIONS:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment's approval of the Application A0075/26TEY in respect of the property municipally known as 171 Parkside Drive (the "**Appeal**") and to attend the Toronto Local Appeal Body hearing with appropriate City staff.
2. City Council authorize the City Solicitor to resolve the Appeal and settle the matter on behalf of the City at their discretion in consultation with the Ward Councillor and the Director of Community Planning, Toronto and East York District.

#### SUMMARY:

The Applicant applied to the Committee of Adjustment to request variances from City-wide Zoning By-law 569-2013 (Application No. A0075/26TEY) to alter the existing rear one-storey ancillary building by constructing a complete second storey addition which will be converted into a garden suite (the "**Application**"). The variances required to By-law 569-2013 include rear yard soft landscaping, minimum required rear yard setback for an ancillary building containing a garden suite, minimum required side yard setback for an ancillary building containing a garden suite, distance between ancillary building containing a garden suite and a residential building, and height of an ancillary building containing a garden suite.

On April 9, 2026, the Toronto and East York District Panel of the Committee of Adjustment approved the Application (the "**Decision**"). A copy of the Decision is attached as **Attachment 1**. The last date of appeal is April 21, 2026.

In a report from the Director of Community Planning, Toronto and East York District dated March 26, 2026, Community Planning Staff raised concerns with respect to the Application and recommended that the Application be refused. In particular, Community Planning Staff had concerns that the proposed separation distance between the primary dwelling and garden suite, the increased height of the garden suite, and the reduced rear yard soft landscaping may negatively affect the functional quality of the rear yard as well as the privacy and amenity of the primary dwelling and garden suite.

This Motion will authorize the City Solicitor to appeal the Decision to the Toronto Local Appeal Body and to resolve the matter on behalf of the City in their discretion.

This matter is time-sensitive and urgent as the City Solicitor has already appealed the Decision to the Toronto Local Appeal Body to preserve its statutory rights.

**ATTACHMENTS:**

Attachment 1: Notice of Decision of the Committee of Adjustment regarding 171 Parkside Drive, Application No. A0075/26TEY, dated April 9, 2026.

Attachment 2: Planning Staff Report dated March 26, 2026.

Date: April 15, 2026