

MOTION WITHOUT NOTICE

109 Knox Avenue – Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Paula Fletcher _____

Seconded by: Councillor Alejandra Bravo _____

SUMMARY:

The Applicant applied to the Committee of Adjustment to request variances from City-wide Zoning By-law 569-2013 (Application No. A0033/24TEY) to alter the existing two-storey detached dwelling by constructing complete third and fourth storey additions to accommodate a total of 6 residential dwelling units on this lot (the “Application”). The variances required to By-law 569-2013 include height, minimum required front yard setback, minimum required rear yard setback, roof eaves projection, maximum permitted height of all side exterior main walls, and minimum rear yard soft landscaping.

On January 14, 2026, the Toronto and East York District Panel of the Committee of Adjustment refused the Application (the “Decision”). A copy of the Decision is attached as Attachment 1.

The applicant has appealed the Decision to TLAB.

In a report from the Director of Community Planning, Toronto and East York District dated January 13, 2026, Community Planning Staff recommended that, should the application be approved, certain conditions be imposed including tying the approval to the revised plans and ensuring no space above the fourth storey be used as habitable residential dwelling unit or living space.

This Motion will authorize the City Solicitor to appear at 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 applicant has already appealed the Decision to the Toronto Local Appeal Body to preserve its statutory rights.

RECOMMENDATIONS:

1. That City Council direct the City Solicitor to attend the Toronto Local Appeal Body to oppose the development proposed in application A0033/24TEY.

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 A0033/24TEY, dated January 20, 2026

Date: April 22 & 23, 2026