

NOTICE OF MOTION

35-37 Baseball Place – Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Paula Fletcher _____

Seconded by: Councillor Frances Nunziata _____

SUMMARY:

This motion will authorize the City Solicitor to attend the Toronto Local Appeal Body (“**TLAB**”) in order to oppose the appeal of the Committee of Adjustment’s decision to refuse the minor variance application at 35-37 Baseball Place (Application No. A0170/26TEY) (the “**Application**”), to retain outside consultants as necessary, and to resolve the matter on behalf of the City at their discretion.

The Applicant applied to the Committee of Adjustment, Toronto and East York District (the “**Committee**”) requesting a variance to Zoning By-law 569-2013, in order to permit a vehicle dealership use on the site where one is not permitted under Chapter 900.11.10 (32)(A)(R).

On May 21, 2026, the Committee refused the Application (the “**Decision**”). A copy of the Notice of Decision of the Committee of Adjustment for the Application is attached as **Attachment 1**.

On June 1, 2026, the Applicant appealed the Decision to the TLAB.

For the City to continue to effectively assess its case, the City Solicitor requires the expertise of an external consultant.

This motion is required to authorize the City Solicitor to attend the TLAB to oppose the appeal of the Committee’s Decision.

This matter is time-sensitive as the Committee’s Decision to refuse the Application has been appealed to the TLAB and the City Solicitor requires instructions to secure Party status and prepare for a hearing that may be scheduled at any time.

RECOMMENDATIONS:

1. City Council authorize the City Solicitor to attend the Toronto Local Appeal Body to oppose the appeal of the Committee of Adjustment's refusal of Application A0170/26TEY in respect of the property municipally known as 35-37 Baseball Place.
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 35-37 Baseball Place (Application No. A0170/26TEY) 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, Toronto and East York District.

BACKGROUND INFORMATION:

Attachment 1: Attachment 1: Notice of Decision of the Committee of Adjustment regarding 35-37 Baseball Place, Application No. A0170/26TEY, dated May 21, 2026.

Date: June 24 and 25, 2026