



Notice of Motion

2 Blaketon Road - Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Stephen Holyday

Seconded by: Councillor Vincent Crisanti

SUMMARY:

On May 28, 2026 the Committee of Adjustment (the “Committee”) refused application No. A0318/25EYK (the “Application”) respecting 2 Blaketon Road. (Decision in Attachment 1). The owner of the lands municipally known as 2 Blaketon Road (the “Applicant”), applied to the Committee requesting variances to construct a new townhouse building with eight back-to-back townhouse units. 2 Blaketon Road is a corner lot and half the proposed townhouses front onto Burnhamthorpe Road, a designated Major Street, whereas the other half front onto the side yard of the abutting lot on Blaketon Road.

The Application requires variances to City-wide Zoning By-law No. 569-2013 as well as City-wide By-law No. 608-2024 which implements OPA 727 respecting low-rise residential intensification on Major Streets. The required variances to City-wide Zoning By-law No. 569-2013, include variances to the maximum permitted gross floor area of the lot, the maximum permitted floor space index, and the minimum required front yard setback. The required variances to City-wide By-law No. 608-2024, include variances to the maximum permitted lot coverage, the minimum required side yard setback, the minimum required dwelling unit width, and the minimum required lot frontage for a lot abutting a major street with townhouses not fronting directly onto a street.

In its memorandum dated January 16, 2026, Community Planning Staff concluded that the Application is consistent with the intent of the policies set out in OPA 727 respecting Major Streets. (Community Planning Staff Report in Attachment 2).

In its most recent memorandums dated May 19 & 21, 2026, Urban Forestry Staff noted that the Application plans appear to impact trees protected under Municipal Code Chapter 813. However, Urban Forestry staff concluded that the impact to these trees is not directly related to the Application. Urban Forestry staff requested standard conditions regarding submission of a complete application to permit to injure trees Under Municipal Code Chapter 813 and advised that such an application may be denied. (Urban Forestry Staff Memorandums in Attachment 3).

In its most recent memorandum dated January 21, 2026, Transportation Review staff noted that they had no concerns with the proposed setbacks as the proposed townhouse garages

provide sufficient space for vehicles to be parked on private property. Transportation Review staff recommended approval of the Application subject to conditions relating to a required road widening of Burnhamthorpe Road. (Transportation Staff Memorandum in Attachment 4).

On April 15, 2026, Toronto Building issued a revised Zoning Certificate which identified a previously unreported variance concerning the lot frontage. As a result, the Committee deferred consideration to allow for additional notice to the public. No additional or revised staff report was issued by any Division in response to the newly identified variance.

This motion will give the City Solicitor authority to attend before the Toronto Local Appeal Body, with appropriate City Staff, in support of the Committee's decision to refuse the minor variance application. This Motion will also authorize the City Solicitor to resolve the matter on behalf of the City, at the City Solicitor's discretion, after consultation with the Ward Councillor and the Director of Community Planning, Etobicoke District.

This matter is time sensitive and urgent as the Applicant has appealed the Decision to the Toronto Local Appeal Body and a hearing will be imminently scheduled. The City Solicitor requires instruction to obtain party status and subsequently attend the hearing.

RECOMMENDATIONS:

1. City Council direct the City Solicitor to seek party status and to attend the Toronto Local Appeal Body hearing regarding 2 Blaketon Road (Application No. A0318/25EYK) with appropriate City Staff, to uphold the Committee of Adjustment's decision to refuse the development proposed in application No. A0318/25EYK.
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 2 Blaketon Road (Application No. A0318/25EYK) 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 District.

ATTACHMENTS:

Attachment 1: May 28, 2026 Notice of Decision of the Committee of Adjustment

Attachment 2: January 16, 2026 Community Planning Staff Report

Attachment 3: May 19 & 21, 2026 Urban Forestry Staff Memorandums

Attachment 4: January 21, 2026 Transportation Review Staff Memorandum

Date: June 17, 2026